

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: February 6, 2007
Board of Commissioners Hearing Date: February 20, 2007

Date Distributed/Mailed Out: December 13, 2006

APPLICANT: W & H Properties, LLC

770-424-1819

REPRESENTATIVE: William H. Harper, Jr.

770-424-1819

TITLEHOLDER: W. Alan & Jill C. Laughridge, William Alfred

Laughridge, Charles & Gayle Laughridge, Kimberly L. Seay, Billy G.
Perkerson, Thomas D. & Kelly S. Perkerson Jr., Robert C. & Diane R.

Hood, Gordon E. & Louise L. Hamby, Dora Dean Perkerson

PROPERTY LOCATION: Located on the west side of Mosley Road, south
of Clay Road, and on the south side of Clay Road, west of Mosley Road

ACCESS TO PROPERTY: Mosley Road, Clay Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-1

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: IF, R-20

PROPOSED ZONING: RA-5, R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 60.46 acres

DISTRICT: 19

LAND LOT(S): 1089, 1090, 1131, 1132

PARCEL(S): 4, 16, 24, 5, 6, 3, 6, 9, 10, 13, 14

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

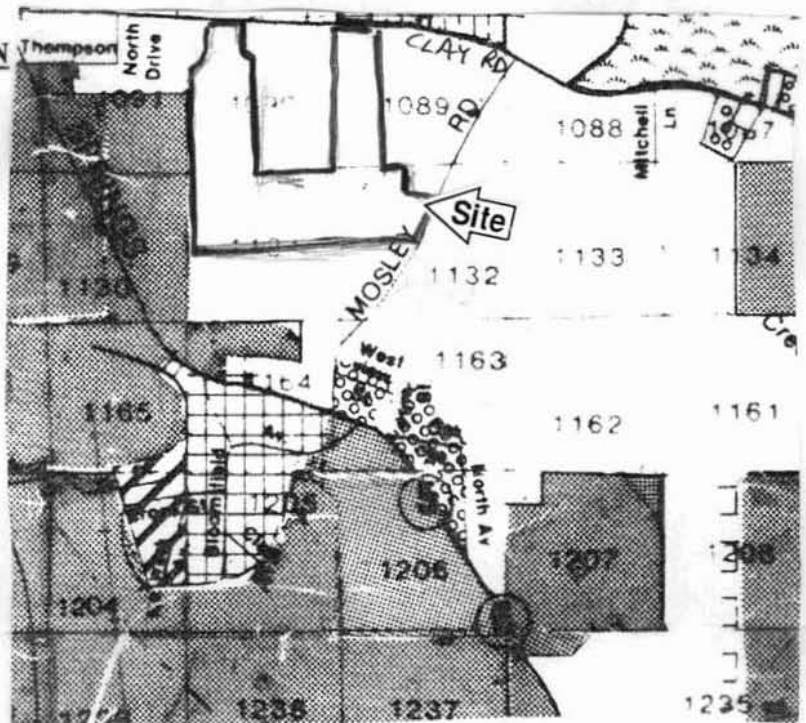
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

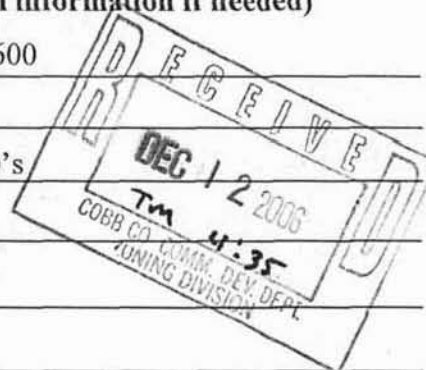


Summary of Intent for Rezoning

2-1

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1700 to 2600
- b) Proposed building architecture: traditional
- c) Proposed selling prices(s): Mid 200's to 300's
- d) List all requested variances: none

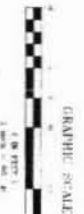
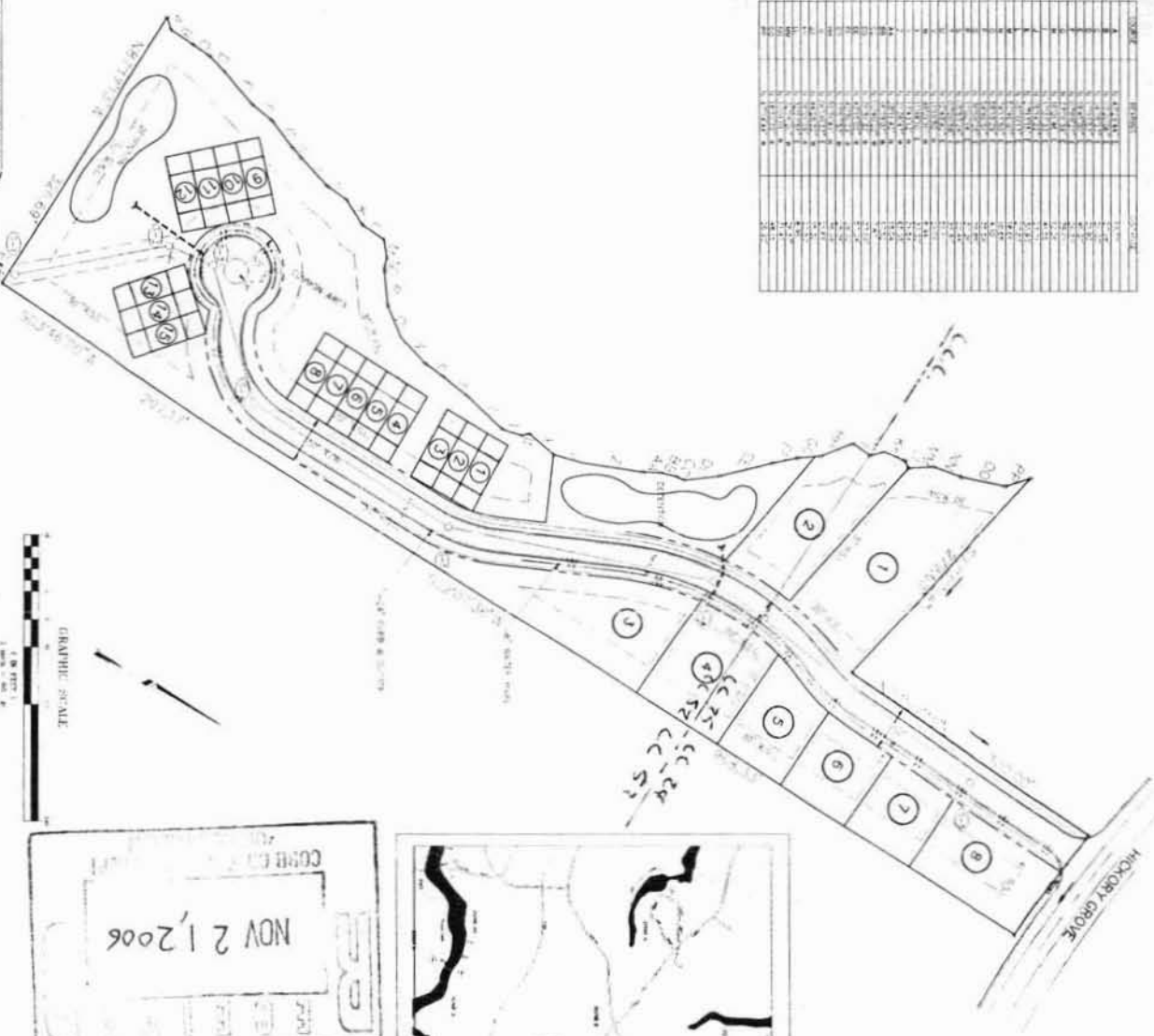


Part 2. Non-residential Rezoning Information (attach additional information if needed)

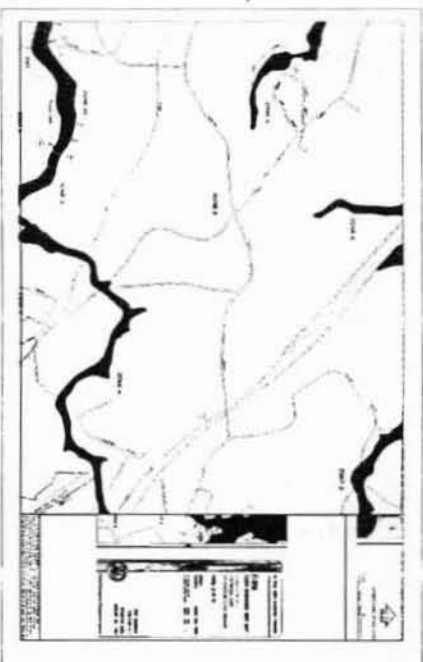
- a) Proposed use(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: N/A
- d) List all requested variances: N/A

Part 3. Other Pertinent Information (List or attach additional information if needed)

NO.	DATE	DESCRIPTION
1	11/21/2006	PRELIMINARY
2	11/21/2006	REVISION
3	11/21/2006	REVISION
4	11/21/2006	REVISION
5	11/21/2006	REVISION
6	11/21/2006	REVISION
7	11/21/2006	REVISION
8	11/21/2006	REVISION
9	11/21/2006	REVISION
10	11/21/2006	REVISION
11	11/21/2006	REVISION
12	11/21/2006	REVISION
13	11/21/2006	REVISION
14	11/21/2006	REVISION
15	11/21/2006	REVISION
16	11/21/2006	REVISION
17	11/21/2006	REVISION
18	11/21/2006	REVISION
19	11/21/2006	REVISION
20	11/21/2006	REVISION
21	11/21/2006	REVISION
22	11/21/2006	REVISION
23	11/21/2006	REVISION
24	11/21/2006	REVISION
25	11/21/2006	REVISION
26	11/21/2006	REVISION
27	11/21/2006	REVISION
28	11/21/2006	REVISION
29	11/21/2006	REVISION
30	11/21/2006	REVISION
31	11/21/2006	REVISION
32	11/21/2006	REVISION
33	11/21/2006	REVISION
34	11/21/2006	REVISION
35	11/21/2006	REVISION
36	11/21/2006	REVISION
37	11/21/2006	REVISION
38	11/21/2006	REVISION
39	11/21/2006	REVISION
40	11/21/2006	REVISION
41	11/21/2006	REVISION
42	11/21/2006	REVISION
43	11/21/2006	REVISION
44	11/21/2006	REVISION
45	11/21/2006	REVISION
46	11/21/2006	REVISION
47	11/21/2006	REVISION
48	11/21/2006	REVISION
49	11/21/2006	REVISION
50	11/21/2006	REVISION
51	11/21/2006	REVISION
52	11/21/2006	REVISION
53	11/21/2006	REVISION
54	11/21/2006	REVISION
55	11/21/2006	REVISION
56	11/21/2006	REVISION
57	11/21/2006	REVISION
58	11/21/2006	REVISION
59	11/21/2006	REVISION
60	11/21/2006	REVISION
61	11/21/2006	REVISION
62	11/21/2006	REVISION
63	11/21/2006	REVISION
64	11/21/2006	REVISION
65	11/21/2006	REVISION
66	11/21/2006	REVISION
67	11/21/2006	REVISION
68	11/21/2006	REVISION
69	11/21/2006	REVISION
70	11/21/2006	REVISION
71	11/21/2006	REVISION
72	11/21/2006	REVISION
73	11/21/2006	REVISION
74	11/21/2006	REVISION
75	11/21/2006	REVISION
76	11/21/2006	REVISION
77	11/21/2006	REVISION
78	11/21/2006	REVISION
79	11/21/2006	REVISION
80	11/21/2006	REVISION
81	11/21/2006	REVISION
82	11/21/2006	REVISION
83	11/21/2006	REVISION
84	11/21/2006	REVISION
85	11/21/2006	REVISION
86	11/21/2006	REVISION
87	11/21/2006	REVISION
88	11/21/2006	REVISION
89	11/21/2006	REVISION
90	11/21/2006	REVISION
91	11/21/2006	REVISION
92	11/21/2006	REVISION
93	11/21/2006	REVISION
94	11/21/2006	REVISION
95	11/21/2006	REVISION
96	11/21/2006	REVISION
97	11/21/2006	REVISION
98	11/21/2006	REVISION
99	11/21/2006	REVISION
100	11/21/2006	REVISION



NOV 21 2006

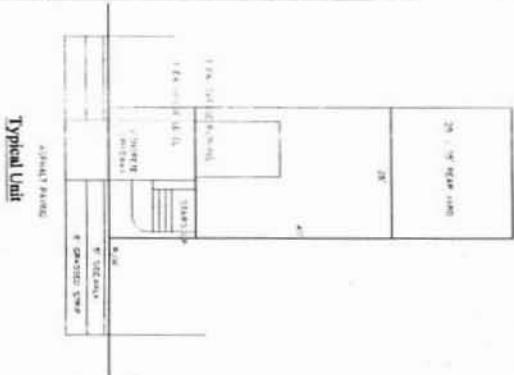


OWNER & DEVELOPMENT NOTES:

1. The owner has been advised that the proposed development is subject to the review and approval of the local government.
2. The owner has been advised that the proposed development is subject to the review and approval of the local government.
3. The owner has been advised that the proposed development is subject to the review and approval of the local government.
4. The owner has been advised that the proposed development is subject to the review and approval of the local government.
5. The owner has been advised that the proposed development is subject to the review and approval of the local government.
6. The owner has been advised that the proposed development is subject to the review and approval of the local government.
7. The owner has been advised that the proposed development is subject to the review and approval of the local government.
8. The owner has been advised that the proposed development is subject to the review and approval of the local government.
9. The owner has been advised that the proposed development is subject to the review and approval of the local government.
10. The owner has been advised that the proposed development is subject to the review and approval of the local government.

Site Analysis

Total Lot Area	6.31 Acres
Proposed Building Area	10,000 Sq. Ft.
Min. Unit Sq. Ft. Parking	1,000 Sq. Ft.
Ratio	1:10
Total Parking	1,000 Spaces
Setbacks	Distance
Front	25'
Side	10'
Rear	10'



Rezoning Exhibit

APPLICANT: Claudette Grey
718-850-6641

REPRESENTATIVE: Samuel McIntosh
404-297-0750

TITLEHOLDER: S.T.E.P. Corp

PROPERTY LOCATION: Located on the south side of Hickory
Grove Road, west of Glenaire Drive

ACCESS TO PROPERTY: Hickory Grove Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-2

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Attached and detached
housing

SIZE OF TRACT: 6.81 acres

DISTRICT: 20

LAND LOT(S): 25, 52

PARCEL(S): 10

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

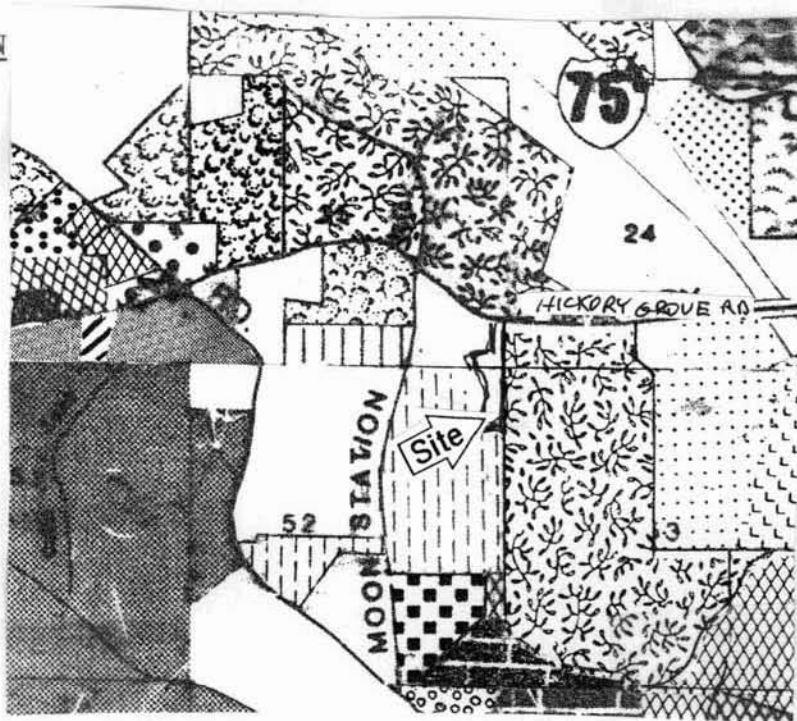
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

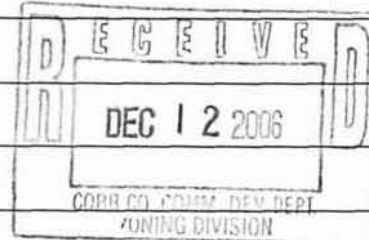
STIPULATIONS:



Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

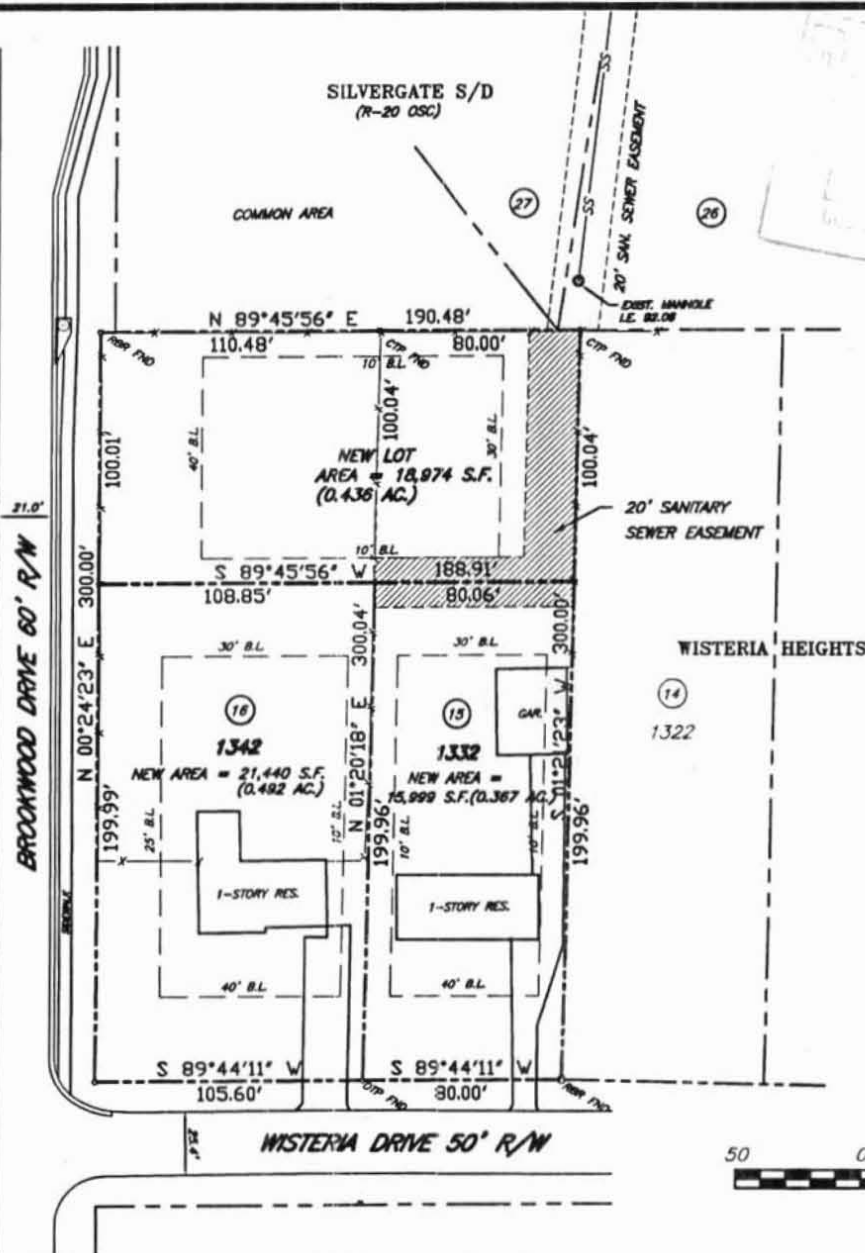
- a) Proposed unit square-footage(s): 2000sq to 2700sq
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$150K to \$300K
- d) List all requested variances: R20 - RA-5



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET OR BETTER AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED BY THE CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000 FEET.

NOTES:

1. REFERENCE SURVEY IS FINAL PLAT OF WISTERIA HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 14, PAGE 38, COBB COUNTY, GEORGIA RECORDS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY THE CURRENT F.I.R.M. FLOOD HAZARD MAP.
3. ELEVATIONS ON THIS PLAT ARE BASED ON AN ASSUMED ELEVATION.
4. CURRENT ZONING IS R-20; PROPOSED ZONING IS R-15.
5. ALL 3 LOTS TO BE CONNECTED TO NEW SANITARY SEWER.

PROPOSED R-15 ZONING
MIN. LOT AREA = 15,000 S.F.
MIN. FLOOR AREA = 1,150 S.F.
SETBACKS: FRONT = 40 FT.
SIDE = 10 FT.
REAR = 30 FT.



LARRY T. MOTE
CIVIL ENGINEER &
LAND SURVEYOR

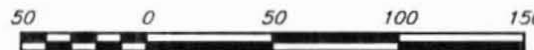
MOTE ENGINEERING, LLC
3077 SYCAMORE LANE
MARIETTA, GA 30066
770-971-0598, 971-6165 FAX

ZONING SITE PLAN

FOR

PARKER & SHELDON

LOTS 15 & 16, BLOCK A, WISTERIA HEIGHTS SUBDIVISION
LL 1002, 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
DATE: NOVEMBER 28, 2006



Scale 1" = 50'

Z-3

APPLICANT: Nicholas Perkins
404-206-3055

REPRESENTATIVE: Sylvia D. Parker
770-941-3000

TITLEHOLDER: Lucylle C. Shelton

PROPERTY LOCATION: Located at the northeast intersection of
Wisteria Drive and Brookwood Drive

ACCESS TO PROPERTY: Wisteria Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-3

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Two houses

SIZE OF TRACT: 1.3 acres

DISTRICT: 19

LAND LOT(S): 1002

PARCEL(S): 3, 4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

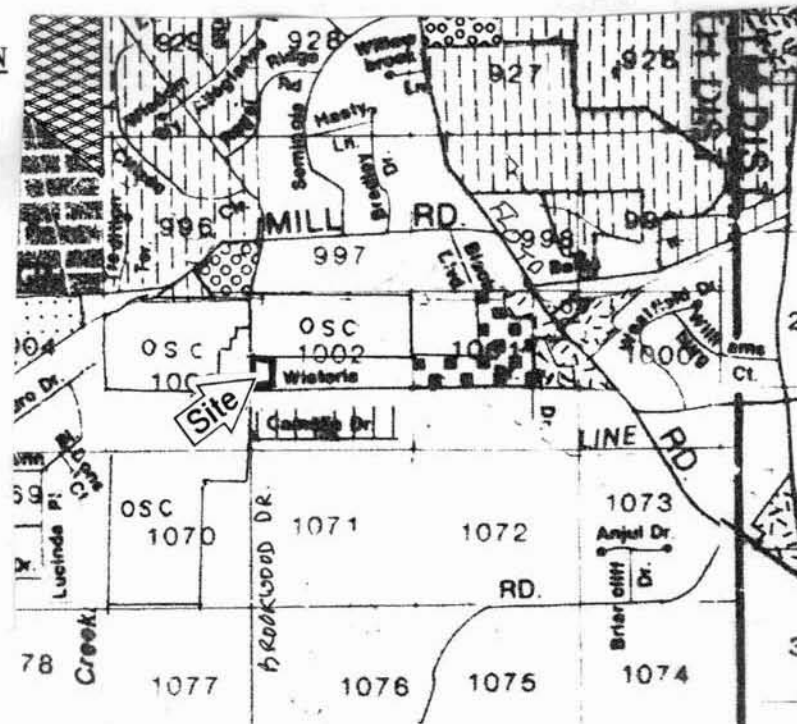
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

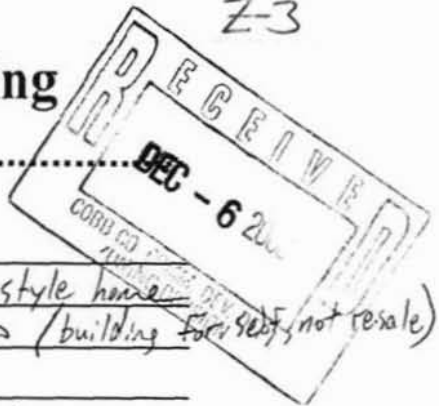
HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Z-3



Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3,000 sq. feet
- b) Proposed building architecture: 2 story craftsman style home
- c) Proposed selling prices(s): approx. appraisal \$300,000 - \$400,000 (building for self, not resale)
- d) List all requested variances: _____

this request is site plan specific to accommodate for garage
& allow for construction of new residence on new lot.
also reference part 3 below

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

EXISTING LOTS 1332 & 1342 WISTERIA DRIVE WILL
ABANDON EXIST. SEPTIC SYSTEMS AND CONNECT TO
PUBLIC SEWER SYSTEM IN SILVERGATE. NO OTHER
MODIFICATIONS FOR NEW CONSTRUCTION IS PLANNED FOR
THESE 2 LOTS. A NEW RESIDENCE IS PLANNED FOR THE
NEW LOT WHICH WILL ALSO CONNECT TO THE PUBLIC
SEWER

APPLICANT: George Awoyale
770-435-2542

REPRESENTATIVE: Ernest N. Tate
404-521-3020

TITLEHOLDER: George and Afolake Awoyale

PROPERTY LOCATION: Located on the east side of Hicks Road,
south of Concord Road

ACCESS TO PROPERTY: Hicks Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-4

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Day care facility

SIZE OF TRACT: .9 acres

DISTRICT: 17

LAND LOT(S): 29

PARCEL(S): 55

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

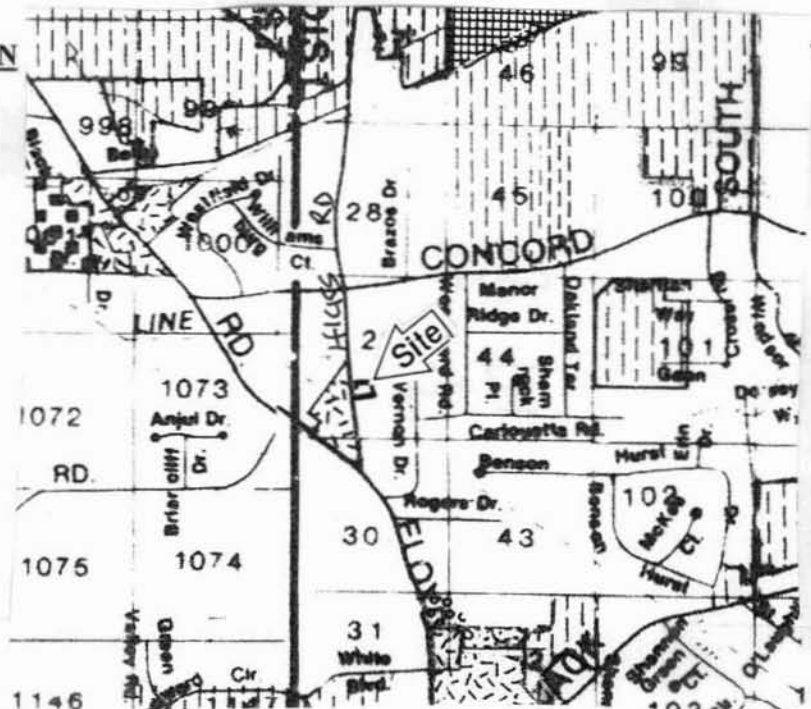
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

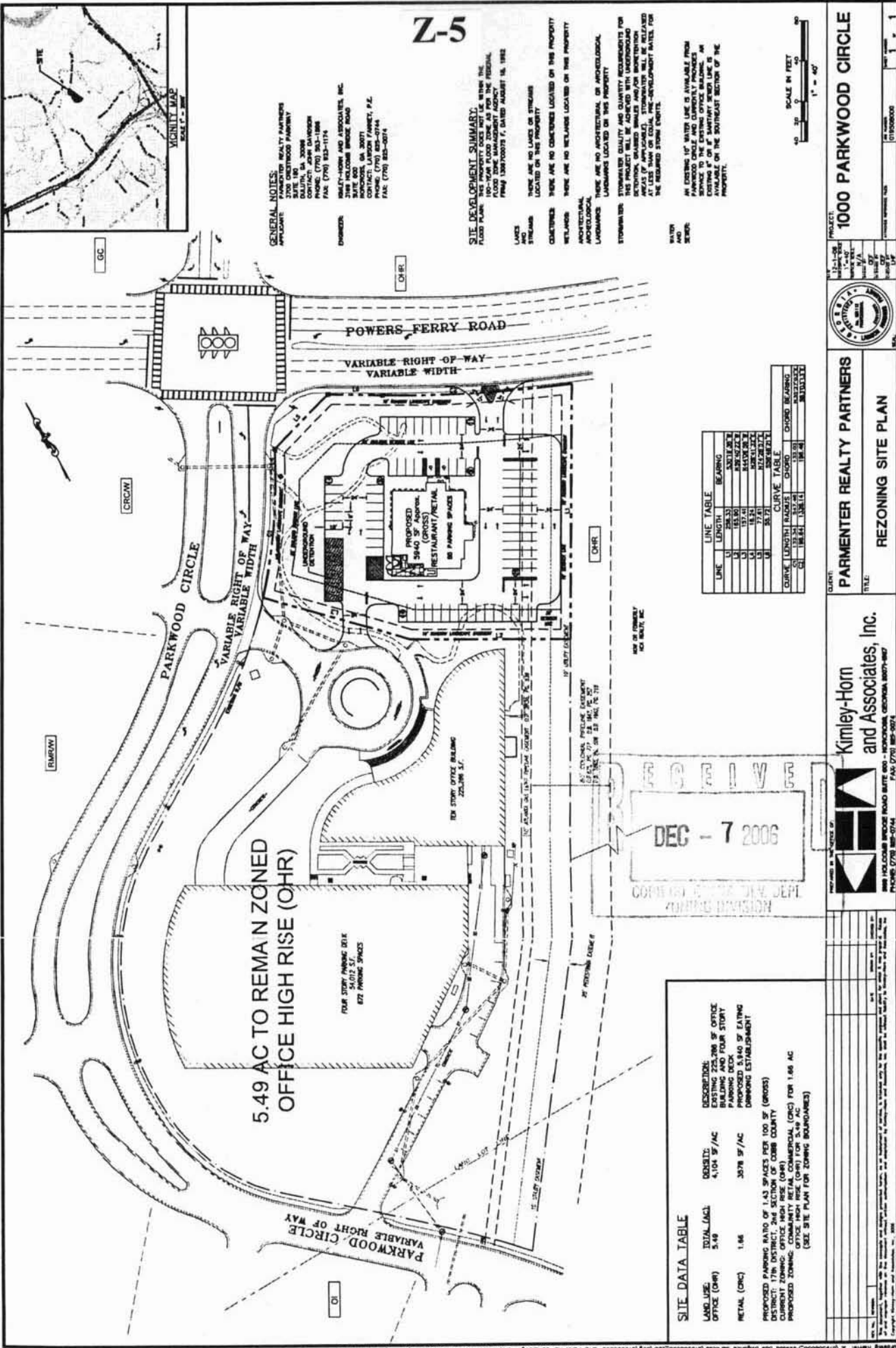
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): DAYCARE FACILITY
- b) Proposed building architecture: BUILDING ALREADY THERE
RESIDENTIAL ARCHITECTURE
- c) Proposed hours/days of operation: 6:30am - 6:30pm Mon-Fri
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

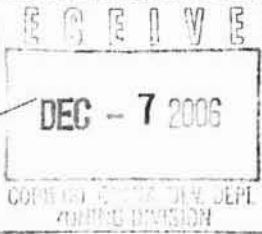


5.49 AC TO REMAIN ZONED
OFFICE HIGH RISE (OHR)

FOUR STORY PARKING DECK
54,012 S.F.
672 PARKING SPACES

EXIST. STUMP OFFICE BUILDING
225,700 S.F.

DEC - 7 2006



SITE DATA TABLE

LAND USE	TOTAL (AC)	DENSITY	DESCRIPTION
OFFICE (OHR)	5.49	4,104 SF/AC	EXISTING 225,700 SF OFFICE BUILDING AND FOUR STORY PARKING DECK
RETAIL (CNC)	1.86	3578 SF/AC	PROPOSED 6,650 SF EATING DRINKING ESTABLISHMENT

PROPOSED PARKING RATIO OF 1.43 SPACES PER 100 SF DISTRICT 17TH DISTRICT, 2ND SECTION OF COBB COUNTY
PROPOSED ZONING: COMMUNITY RETAIL COMMERCIAL (CNC) FOR 1.86 AC
OFFICE HIGH RISE (OHR) FOR 5.49 AC
(SEE SITE PLAN FOR ZONING BOUNDARIES)

LINE	LENGTH	BEARING
1	155.30	S28°16'22"E
2	137.41	S45°08'28"E
3	77.41	S28°16'22"E
4	95.71	S28°16'22"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
1	155.30	1,000.00	155.30	S28°16'22"E
2	137.41	1,000.00	137.41	S45°08'28"E
3	77.41	1,000.00	77.41	S28°16'22"E
4	95.71	1,000.00	95.71	S28°16'22"E

PARMENTER REALTY PARTNERS
REZONING SITE PLAN

Kimley-Horn and Associates, Inc.
100 HOLCOMB BROOK ROAD SUITE 600 - NORCROSS, GEORGIA 30071-8807
PHONE 770.528.9244 FAX 770.528.2551

PROJECT: 1000 PARKWOOD CIRCLE

CLIENT: PARMENTER REALTY PARTNERS

DATE: 12-06

SCALE: 1" = 40'

GENERAL NOTES:
1. PARMENTER REALTY PARTNERS HAS BEEN DESIGNATED AS THE APPLICANT FOR THIS REZONING APPLICATION.
2. THE APPLICANT HAS BEEN DESIGNATED AS THE APPLICANT FOR THIS REZONING APPLICATION.
3. THE APPLICANT HAS BEEN DESIGNATED AS THE APPLICANT FOR THIS REZONING APPLICATION.
4. THE APPLICANT HAS BEEN DESIGNATED AS THE APPLICANT FOR THIS REZONING APPLICATION.
5. THE APPLICANT HAS BEEN DESIGNATED AS THE APPLICANT FOR THIS REZONING APPLICATION.

SITE DEVELOPMENT SUMMARY:
THE PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE OF THE FEDERAL FLOOD INSURANCE PROGRAM. THE FLOOD HAZARD ZONE OF THE FEDERAL FLOOD INSURANCE PROGRAM IS LOCATED ON THE RIGHT SIDE OF THE PROPERTY.

LANDS:
THERE ARE NO LANDS OR STREAMS LOCATED ON THIS PROPERTY.

CONCRETE:
THERE ARE NO CONCRETE LOCATED ON THIS PROPERTY.

WETLANDS:
THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.

ARCHITECTURAL:
THERE ARE NO ARCHITECTURAL OR ANTHROPOLOGICAL LANDMARKS LOCATED ON THIS PROPERTY.

STORMWATER:
THERE ARE NO STORMWATER OR ANTHROPOLOGICAL LANDMARKS LOCATED ON THIS PROPERTY.

WATER AND SEWER:
THERE ARE NO WATER OR SEWER LOCATED ON THIS PROPERTY.

ADDITIONAL NOTES:
1. THE PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE OF THE FEDERAL FLOOD INSURANCE PROGRAM. THE FLOOD HAZARD ZONE OF THE FEDERAL FLOOD INSURANCE PROGRAM IS LOCATED ON THE RIGHT SIDE OF THE PROPERTY.



Z-5



APPLICANT: Parmenter Parkwood LP, LLLP
770-923-8877

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Parmenter Parkwood LP, LLLP

PROPERTY LOCATION: Located at the southeasterly intersection of
Powers Ferry Road and Parkwood Circle

ACCESS TO PROPERTY: Powers Ferry Road and Parkwood
Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-5

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: OHR

PROPOSED ZONING: CRC

PROPOSED USE: Restaurant and retail

SIZE OF TRACT: 1.66 acres

DISTRICT: 17

LAND LOT(S): 985

PARCEL(S): 5

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

*Regional Activity Center
sub-area for office*

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

.....

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling price(s): _____
 - d) List all requested variances: _____
- _____
- _____

.....

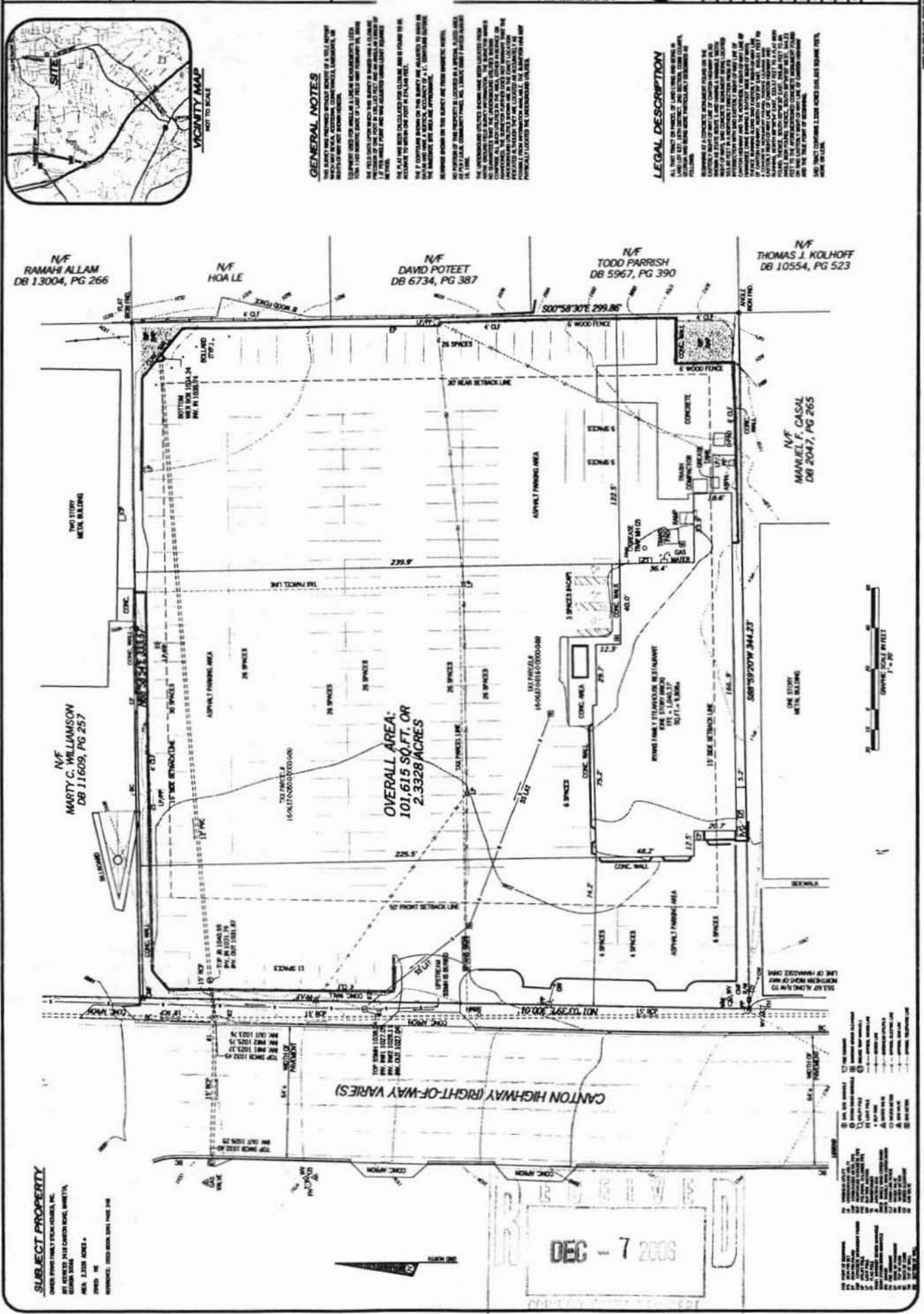
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Restaurant/Retail
 - b) Proposed building architecture: The architectural style and composition of the proposed building will replicate the industry wide prototypical restaurant selected and will be complementary to the architectural style and composition of nearby commercial and office buildings.
 - c) Proposed hours/days of operation: 10:00 a.m. until midnight, seven (7) days a week. (Tentative depending upon the ultimate restaurant chosen for the site.)
 - d) List all requested variances: No contemporaneous variances are being requested.
- _____
- _____

.....

Part 3. Other Pertinent Information (list or attach additional information if needed)

The subject property is located within the confines of a Regional Activity Center (RAC) under Cobb County's Future Land Use Map and is adjacent to properties zoned Office & Institutional (O&I), RM-12 multi-family residential, Office High Rise (OHR), Residential Mid-Rise (RMR), Community Retail Commercial (CRC) and General Commercial (GC).



APPLICANT: Hilo Enterprises, LLC
770-891-9279

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Parks F. Huff 770-422-7016

TITLEHOLDER: Hilo Enterprises, LLC

PROPERTY LOCATION: Located on the east side of Canton Road,
north of Hiawasse Drive

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-6

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Restaurant and retail

SIZE OF TRACT: 2.3328 acres

DISTRICT: 16

LAND LOT(S): 637

PARCEL(S): 16, 50

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
b) Proposed building architecture: _____
c) Proposed selling prices(s): _____
d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Restaurant and/or general retail use.

b) Proposed building architecture: Existing Ryan's Steakhouse building

c) Proposed hours/days of operation: 9:00 a.m. to 11:00 p.m., seven (7) days a week

d) List all requested variances: Variances are needed to accommodate the existing building and infrastructure. (1) Waive 20' buffer; (2) reduce side setback from 15' to 4' to accommodate existing building.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The property has been a Ryan's Steakhouse for many years. It was developed as an NS zoned property. Because the restaurant ceased to operate for six (6) months, the property lost its grandfathered status. Therefore, the property needs to be rezoned to the NS category.

APPLICANT: Majid Abazeri
404-894-2871

REPRESENTATIVE: Majid Abazeri
404-894-2871

TITLEHOLDER: E.E. Beavers Family Partnership, L.P.

PROPERTY LOCATION: Located at the southeasterly intersection of
Mableton Parkway and South Gordon Road

ACCESS TO PROPERTY: Mableton Parkway and South Gordon
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-7

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: NS

PROPOSED ZONING: NRC

PROPOSED USE: Auto repair

SIZE OF TRACT: .66 acres

DISTRICT: 18

LAND LOT(S): 297

PARCEL(S): 8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

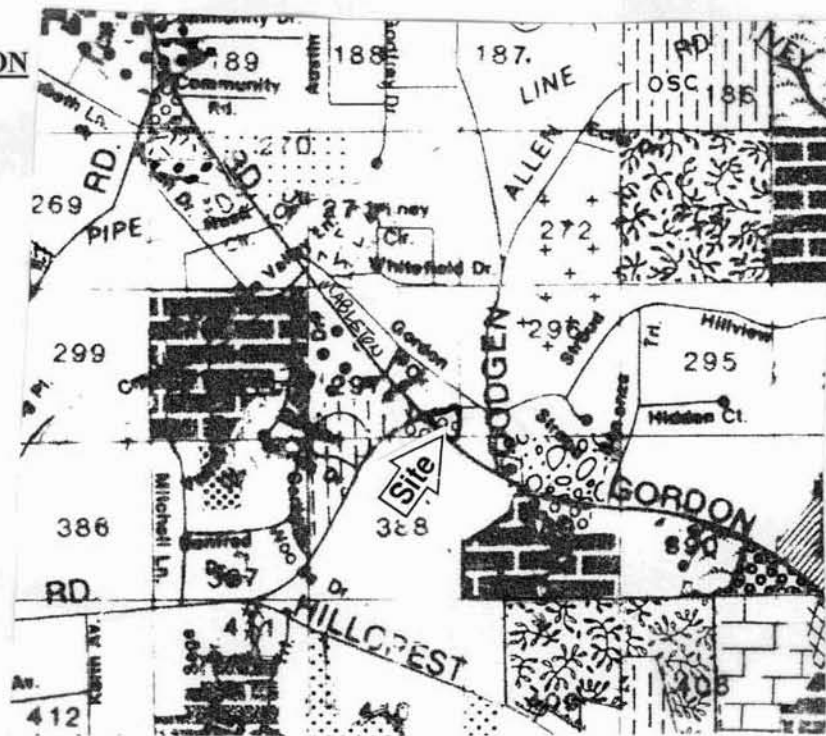
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

.....

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____



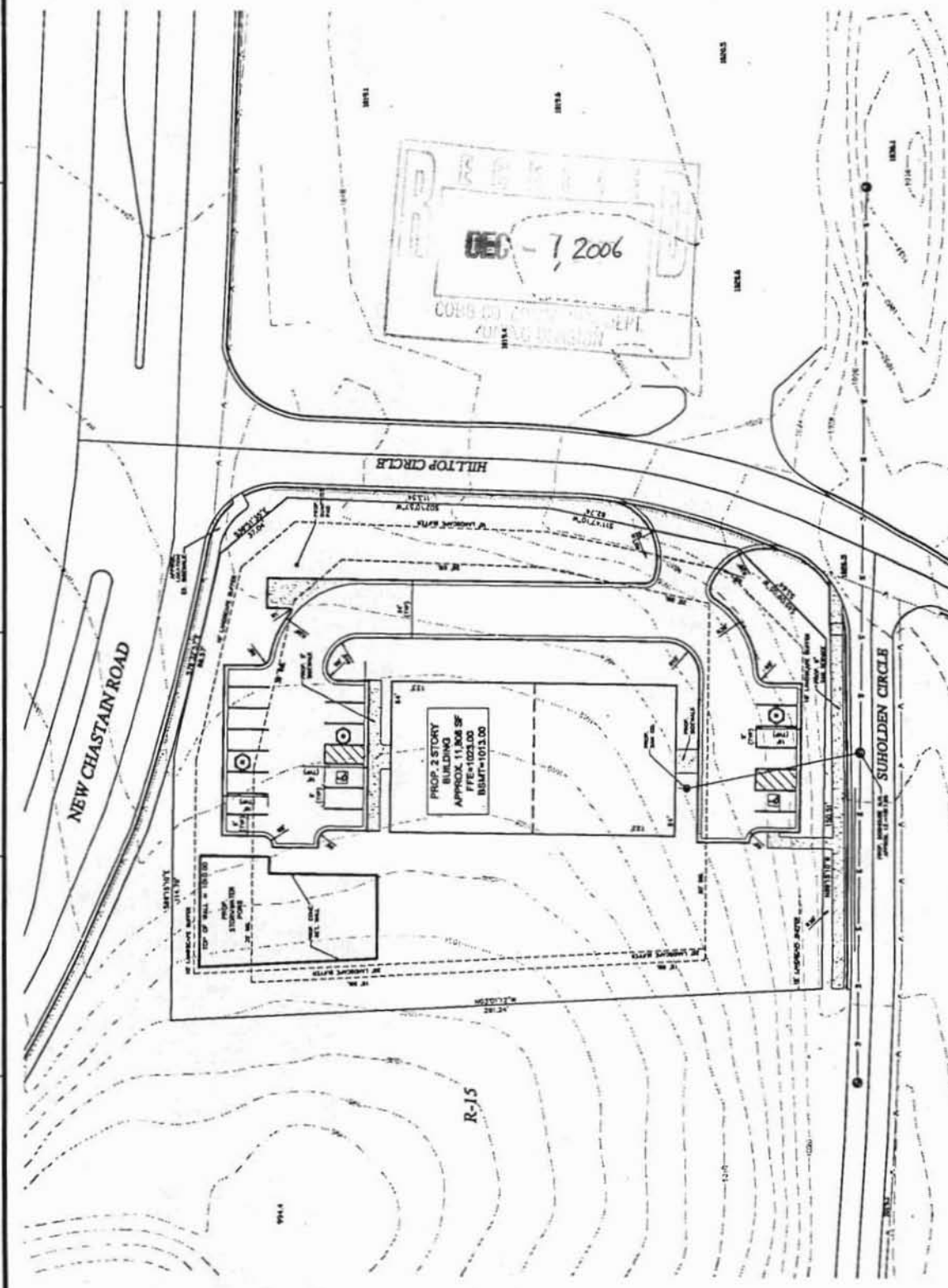
.....

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Auto service station
- b) Proposed building architecture: Bloc
- c) Proposed hours/days of operation: 7-7
- d) List all requested variances: _____
- _____
- _____
- _____

.....

Part 3. Other Pertinent Information (List or attach additional information if needed)

[illegible]

REVISIONS		
REV	DATE	DESCRIPTION
1	01/15/00	ISSUED FOR CONSTRUCTION
2	01/15/00	ISSUED FOR CONSTRUCTION

© Copyright 2000
 From: *Print & Associates, Inc.*
 10000 10th Avenue, Suite 100
 Denver, CO 80202
 Tel: 303.755.1000
 Fax: 303.755.1001
 Web: www.printand.com

DATE 10/26/88	DATE 10/26/88
REF. # 100	REF. # 100
RECEIVED BY	RECEIVED BY
NAME	NAME
UNIT	UNIT
PH 100-0000	PH 100-0000
UNIT 100	UNIT 100

CONCEPTUAL GRADING PLAN FOR:

CHASTAIN BLACKWELL OFFICE

LAND LOT 422, 16TH DISTRICT; SECTION 2; COBB COUNTY

617 Park Drive - Suite 402
Norcross, Georgia 30092
Phone (770) 416-7911
Fax (770) 416-8799
www.hartgepaul.com



APPLICANT: Heritage Hospice

770-423-5959

REPRESENTATIVE: Shannon Collins

770-423-5959

TITLEHOLDER: W. Paul and Lee W. Strohauser

PROPERTY LOCATION: Located on the west side of Hilltop Circle,

Between New Chastain Road and Suholden Circle

ACCESS TO PROPERTY: Hilltop Circle

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z- 8

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: FST-6

PROPOSED ZONING: OI

PROPOSED USE: Hospice facility

SIZE OF TRACT: 1.3 acres

DISTRICT: 16

LAND LOT(S): 422

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

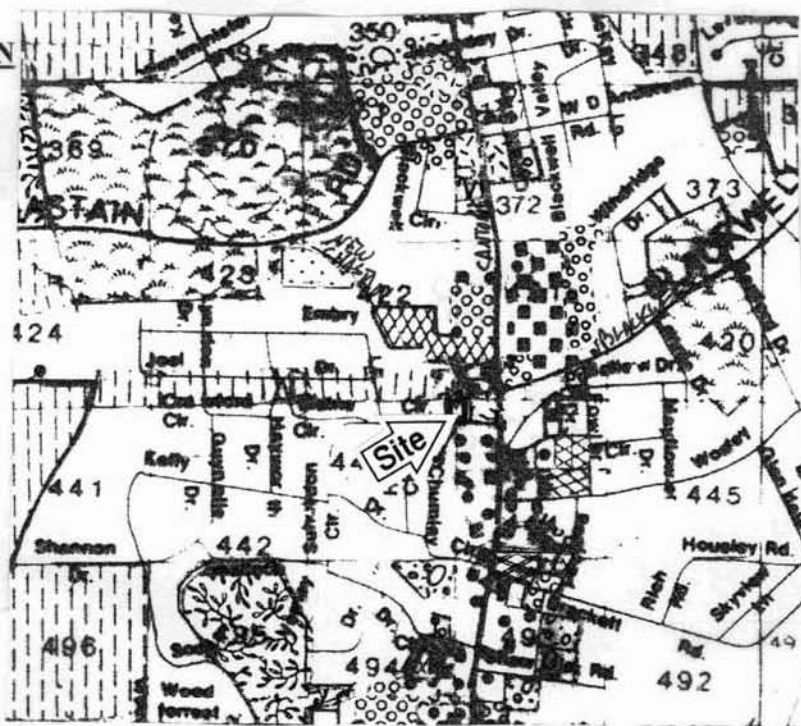
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Z-8

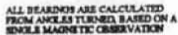
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): hospice
- b) Proposed building architecture: residential style
- c) Proposed hours/days of operation: 24hrs a day 7 days a week
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)



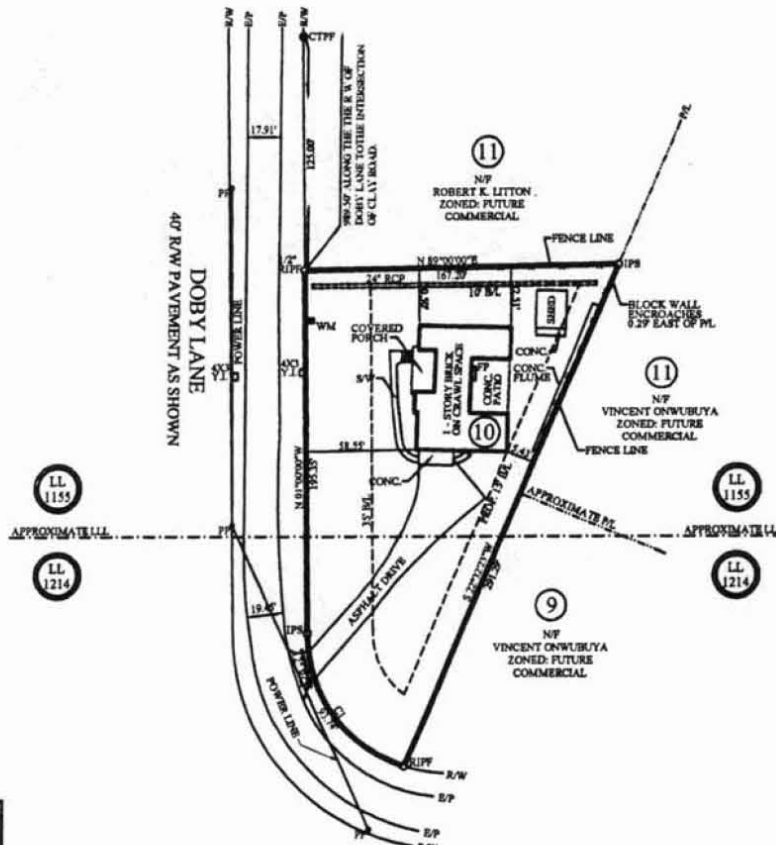
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	75.97'	93.74'	87.91'	N 36°21'08"W

GENERAL NOTES:

- 1) OWNER
JEANNIE WANG-TAYLOR
1801 WYNFAIR COURT
MARIETTA, GEORGIA 30062
(770) 509-5606 (HOME)
- 2) TRACT AREA: 0.646 ACRES
- 3) PROPERTY CURRENTLY ZONED: FUTURE COMMERCIAL
PROPOSED ZONING: R-20
- 4) SETBACKS:
FRONT - 35' PUBLIC R/W 25' ALONG SHILOH PASS
SIDE - 10'
REAR - 35'
- 5) PROPERTY IS NOT IN AN AREA HAVING FLOOD HAZARDS AS PER
F.I.R.M. MAP NO. 13067C0085 F DATED 08/18/1992.
- 6) STATE WATERS DO NOT EXIST WITHIN 200 FEET OF SITE.
- 7) NO CEMETERIES OR OTHER HISTORIC OR ARCHAEOLOGICAL
FEATURES EXIST ON THIS PROPERTY.
- 8) PROPERTY TO BE SERVED BY COBB COUNTY SEWER & WATER.
- 9) NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS
INVENTORY MAPS.

VARIANCE REQUESTED:

- 1) BUILDING LINE ON THE REAR SIDE OF THE PROPERTY NEEDS TO BE CHANGE FROM 35' TO 15' AS PER THE HOUSE LOCATION.



LEGEND

[illegible]

RE-ZONING FLAT FOR

JEANNIE WANG-TAYLOR

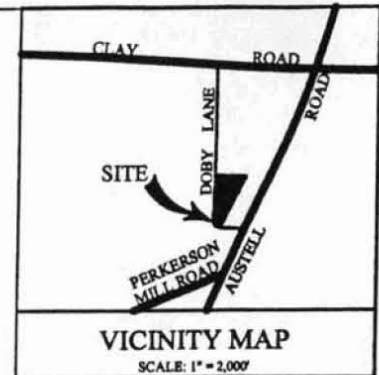
LOT: 10	DOBY S/D	PB. 19 PG. 130
LAND LOT 1155 & 1214	19TH DISTRICT	2ND SECTION
COBB COUNTY,		GEORGIA
DATE: 12/06/2006		SCALE: 1"= 50'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
1982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
Ph. (770) 435-2576 - Fax (770) 943-6912

COMP.

JOB.

26255

[illegible]

NOTE:
DRAINAGE PIPE AS SHOWN HAS NO RECORDED EASEMENT ON THE
RECORDED PLAT.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

GRAPHIC SCALE IN FEET



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 50, 100, and 150.

APPLICANT: Annette Carter
770-912-8606

REPRESENTATIVE: Annette Carter
770-912-8606

TITLEHOLDER: Yn-Ju Wang-Taylor

PROPERTY LOCATION: Located on the eastern side of Doby Lane,
west of Austell Road

ACCESS TO PROPERTY: Doby Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-9

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: CF

PROPOSED ZONING: R-20

PROPOSED USE: Group home

SIZE OF TRACT: .646 acres

DISTRICT: 19

LAND LOT(S): 1155, 1214

PARCEL(S): 12

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Community Activity Center

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

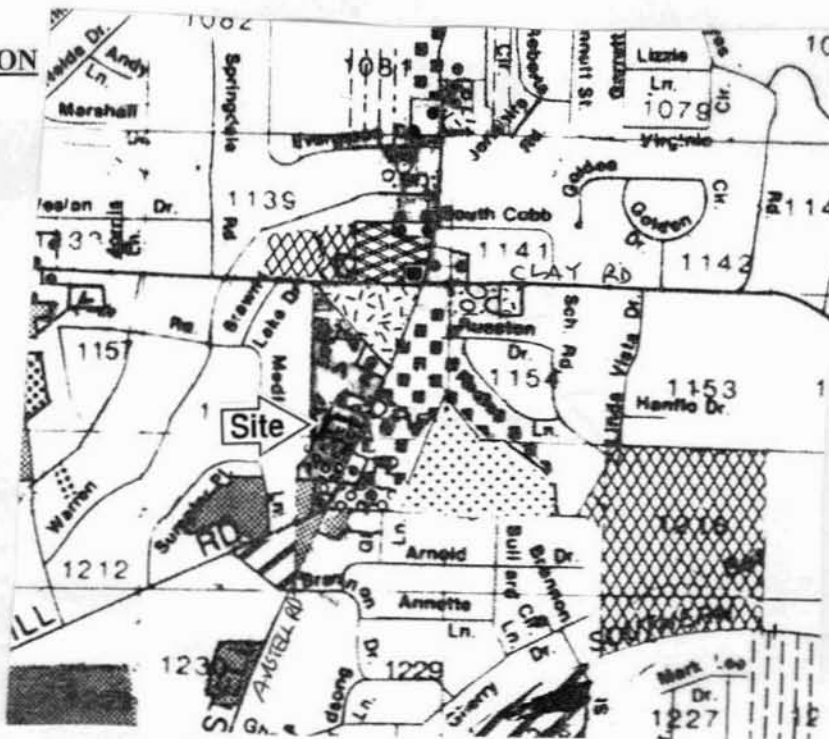
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

2-9

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2200 sq ft
- b) Proposed building architecture: 1 story
- c) Proposed selling prices(s): N/A
- d) List all requested variances: Request rear set-back be reduced to 15 feet

Part 2. Non-residential Rezoning Information (attach additional information if needed)

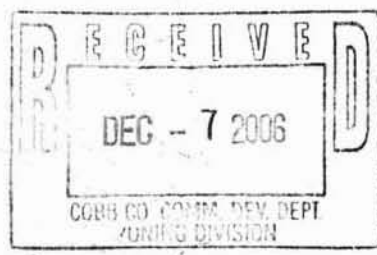
- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

In 1972 the County re-zoned our neighborhood from Residential to future commercial. Would like to re-zoned to Residential in order to operate a personal Home/CLA with 3 Adults.
CLA = Community Living Arrangement.

FEMA FLOOD MAP
1"=1,000'

COMMUNITY PANEL, 1/2008/000005 P., DATED AUGUST 18, 1991.



DEVELOPER:	ALMA EYE, EYE, INC., 1000 N. 1ST ST., SUITE 100, DENVER, CO 80202, TEL (303) 733-0000 FAX (303) 733-0001
END USER:	SOLD-OUTSIDE (BIOGRAPHIC FILMS, INC., 1000 N. 1ST ST., SUITE 100, DENVER, CO 80202, TEL (303) 733-0000 FAX (303) 733-0001)
BOOKS/ART INFORMATION:	CONC. MARKET: N/A
TYPE, REFERENCE:	CONC. MARKET: N/A
CURRENT STATUS:	PL. U. N/A
FINANCIAL STATUS:	N/A
WTR. ANALYST:	N/A
TOTAL BUNDLE PORTFOLIO:	N/A
PROPERTY:	MAINT. / 1.00 CENTS = 1.0000



SEI
SOUTHEASTERN ENGINEERING
Civil & Environmental Engineering, Land Surveying and Planning
24110 Highway 190, Suite 100
Houston, Texas 77058 • 281-465-1000
Fax: 281-465-1001 • Web: 281-465-1002

OLD POWDER SPRINGS ROAD 07106-219

APPLICANT: Robert B. Meyer
770-616-7772

REPRESENTATIVE: Robert B. Meyer
678-325-2004

TITLEHOLDER: 380 Allen Street, LLC

PROPERTY LOCATION: Located on the south side of Old Powder
Springs Road, southeasterly of Veterans Memorial Highway

ACCESS TO PROPERTY: Old Powder Springs Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-10

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: PSC, R-20, LI

PROPOSED ZONING: LI

PROPOSED USE: Self-service storage
facility

SIZE OF TRACT: 8.38 acres

DISTRICT: 18

LAND LOT(S): 34, 35

PARCEL(S): 9, 23, 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

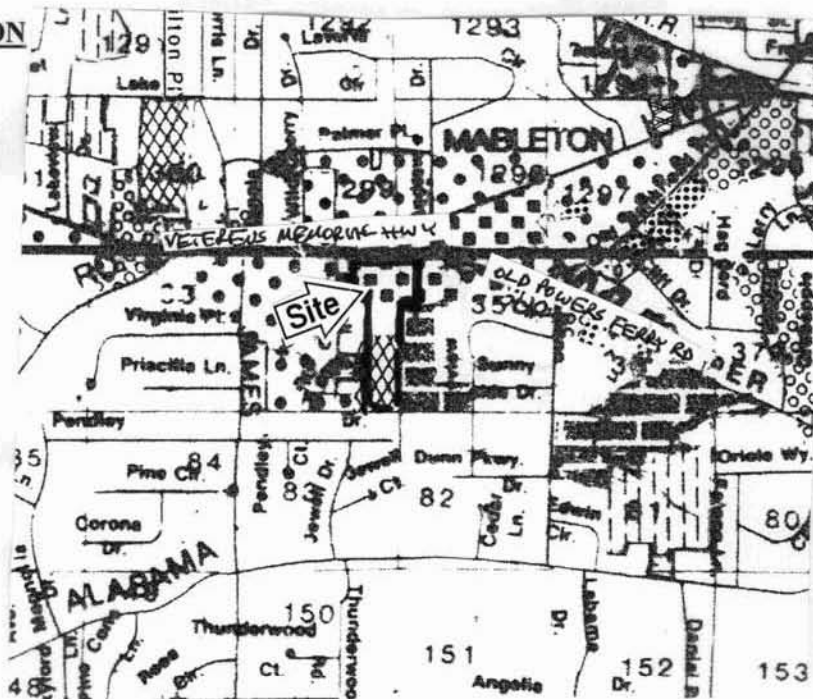
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

2-10

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 56,900
- b) Proposed building architecture: Unknown
- c) Proposed selling price(s): Unknown
- d) List all requested variances: None

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Self Service Storage
- b) Proposed building architecture: TBD
To Be Determined
- c) Proposed hours/days of operation: TBD
To Be Determined
- d) List all requested variances: None

Part 3. Other Pertinent Information (List or attach additional information if needed)

SUBJECT PROPERTY

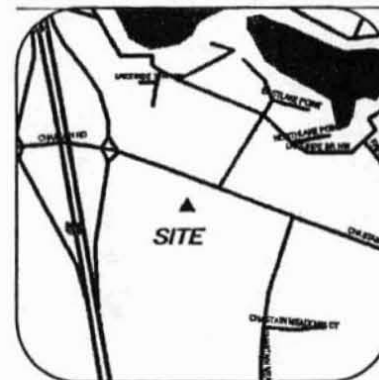
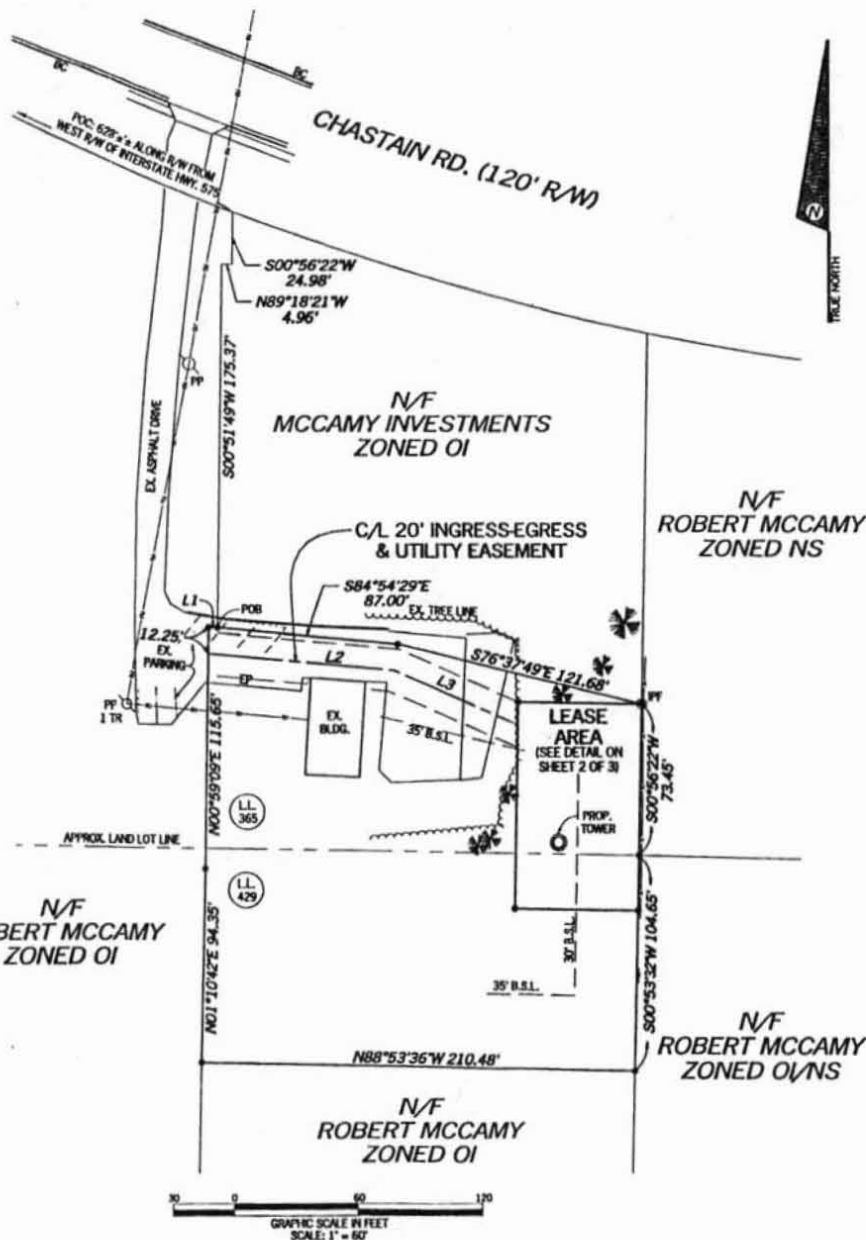
OWNER: DAVID E. & VICTORIA MILAM
 SITE ADDRESS: 287 MC CHASTAIN RD., KENNESAW, GA 30144
 PARCEL ID: 160360001
 AREA: 0.9550 ACRES±
 ZONED: O/VMS
 REFERENCE: DEED BOOK 13315 PAGE 6423

SUBJECT PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 365 AND 429, 16TH LAND DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHASTAIN ROAD (A 120' FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING LOCATED 140 FEET MORE OR LESS, AS MEASURED EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHASTAIN ROAD, FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 575 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHASTAIN ROAD AND RUNNING, SOUTH 00°56'22" WEST, 24.98 FEET TO A POINT; THENCE, NORTH 89°18'21" WEST, 4.96 FEET TO A POINT; THENCE, SOUTH 00°51'49" WEST, 175.37 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 84°54'29" EAST, 87.00 FEET TO A POINT; THENCE, SOUTH 76°37'49" EAST, 121.68 FEET TO A POINT; THENCE, SOUTH 00°56'22" WEST, 73.45 FEET TO A POINT; THENCE, SOUTH 00°53'32" WEST, 104.65 FEET TO A POINT; THENCE, NORTH 88°53'36" WEST, 210.48 FEET TO A POINT; THENCE, NORTH 01°10'42" EAST, 94.35 FEET TO A POINT; THENCE, NORTH 00°59'09" EAST, 105.00 FEET TO A POINT; THENCE, NORTH 00°59'09" EAST, 105.00 FEET TO A POINT; THENCE, SOUTH 88°46'09" EAST, 4.31 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.9550 ACRES (41,599 SQUARE FEET), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF TAMBILE SOUTH, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EVIDENCE OF EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TOTAL STATION 1155 ROBOTIC.

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ACQUIRED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

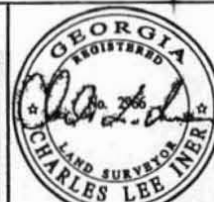
THE 1" CONTIGUOUS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO TRUE NORTH DATUM AND HAVE A VERTICAL ACCURACY OF A 1". CONTIGUOUS OUTSIDE THE MARKED SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE FROM TRUE NORTH AND BASED ON A SOLAR OBSERVATION BY LOCAL HOUR ANGLE METHOD.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.F.R.M. COMMUNITY PANEL NO. 13067030007 DATED 08/18/1992.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE	BEARING	DISTANCE
L1	S88°46'09"E	4.31'
L2	S85°00'11"E	89.59'
L3	S66°48'13"E	65.44'



NO.	DATE	REVISION
1	5-19-06	PER COMMENTS/INR

POINT TO POINT
 LAND SURVEYORS
 810 Jackson Street
 Locust Creek
 (p) 678.1
 30248
 78.565.6121
 om
 I-7
 (w) point



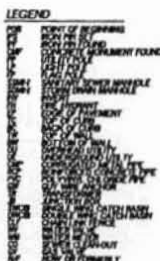
EASEMENT SURVEY PREPARED FOR:

...T...Mobile...
 T-MOBILE SOUTH, LLC
 FOUR CONCOURSE PARKWAY
 SUITE 300
 ATLANTA, GEORGIA 30328
 Phone (770) 604-8980
 Fax (770) 350-3049

"CHASTAIN ROAD"

SITE NO.
 AT2109-B
 LAND LOT 365 & 429, 16TH DISTRICT
 2ND SECTION,
 COBB COUNTY, GEORGIA

DRAWN BY: JN/JAL
 CHECKED BY: CLJ/MW
 APPROVED: C. McCANN
 DATE: 19 APRIL 2006
 P2P JOB NO: 2006.201
 SHEET:
 1
 OF 3



APPLICANT: T Mobile South, LLC

770-846-4556

REPRESENTATIVE: Jeffrey N. Evans

770-846-4556

TITLEHOLDER: David and Victoria Milam

PROPERTY LOCATION: Located on the south side of Chastain

Road, east of Interstate 575

ACCESS TO PROPERTY: Chastain Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-11

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: OI with

stipulations

PROPOSED ZONING: OI with

stipulations

PROPOSED USE: Amending previous

zoning stipulations to allow other uses

SIZE OF TRACT: .955 acres

DISTRICT: 16

LAND LOT(S): 365, 428

PARCEL(S): 51

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

Community Activity Center

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

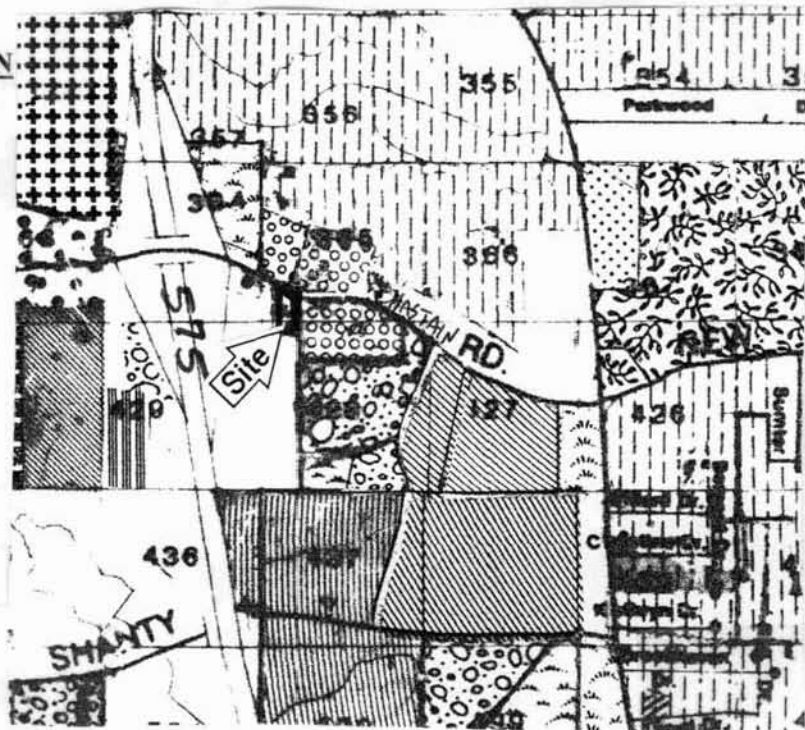
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

2-11

Part 1. Residential Rezoning Information (attach additional information if needed)

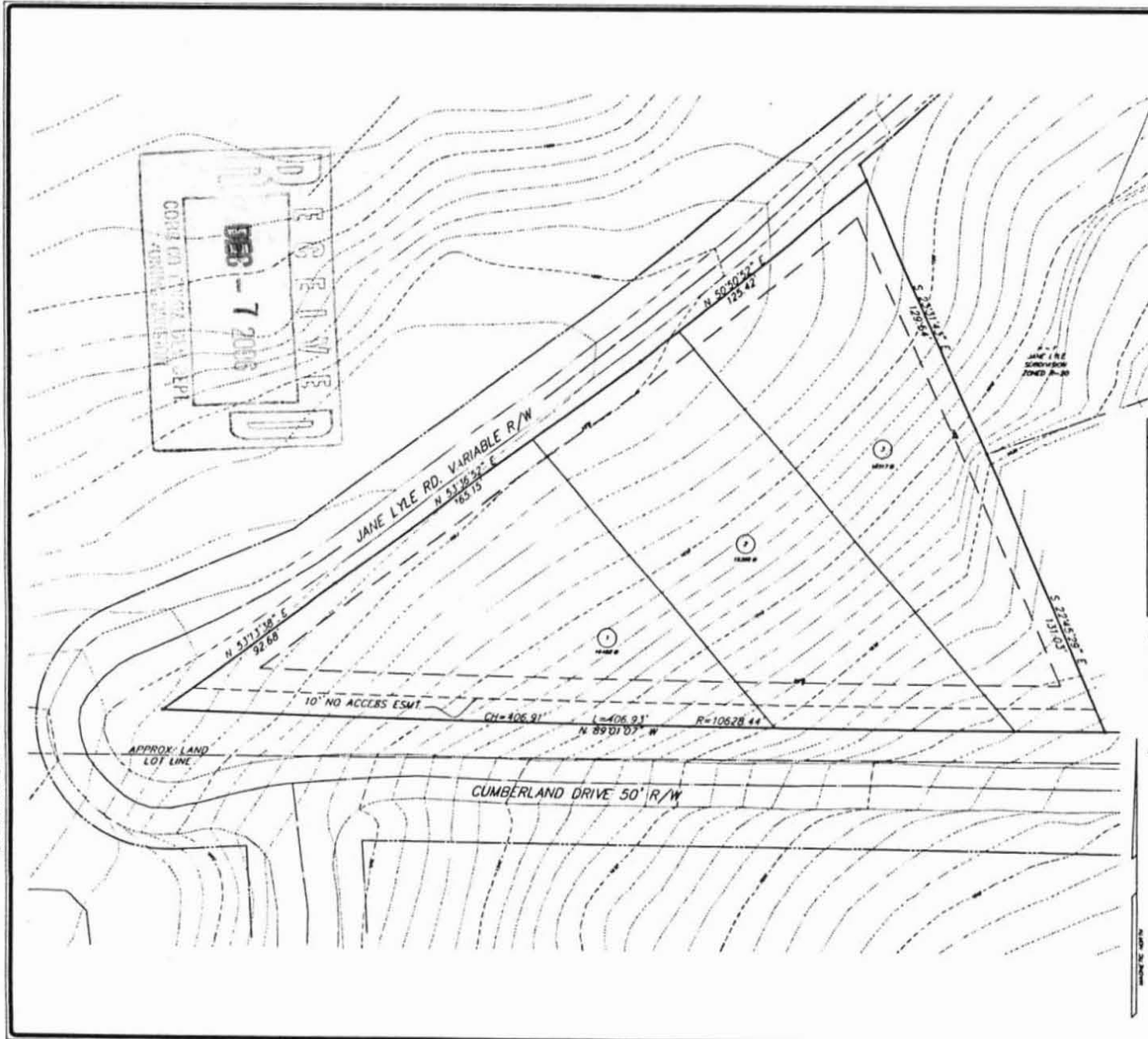
- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Wireless telecommunications facility
- b) Proposed building architecture: ~~Frame~~ N/A
- c) Proposed hours/days of operation: unmanned facility 24 hrs
- d) List all requested variances: NA - Request. change from O-I with stipulations to O-I with stipulation allowing proposed use (see above)

Part 3. Other Pertinent Information (List or attach additional information if needed)

Heavily wooded site that allows facility to be hidden from view. Proposed use meets all existing provisions of the Cobb county code governing its use.



SITE SUMMARY	
TOTAL SITE AREA:	1.11 AC.
PRESENT ZONING:	R-20
PROPOSED ZONING:	R-15
TOTAL LOTS SHOWN:	3
PROPOSED DENSITY:	2.7 UNITS/AC.
MIN. LOT SIZE:	15,000 SQ.FT.
AVG. LOT SIZE:	16,112 SQ.FT.
BUILDING SETBACKS:	10' FRONT 20' REAR 15' BETWEEN BUILDINGS

VARIANCE REQUEST:
 REDUCE FRONT SETBACK FROM 35' TO 10'
 REDUCE REAR SETBACK FROM 30' TO 20'
 REDUCE SIDE SETBACK FROM 10' TO 15' BETWEEN BUILDINGS.

STORMWATER MANAGEMENT:
 TO BE ACHIEVED THROUGH AN ON SITE BIO-RETENTION SWALE WITHIN THE LOTS, ACCESSIBLE BY EASEMENT FROM CUMBERLAND DR.



THE PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. (SEE MAP OF FLOOD HAZARD AREAS IN THE 100 YEAR FLOOD PLAIN MAP OF THE COUNTY OF COCONINO, ARIZONA, DATED 1997, AND THE 100 YEAR FLOOD PLAIN MAP OF THE COUNTY OF COCONINO, ARIZONA, DATED 2000.)

- NOTES**
1. BOUNDARY SURVEY BY GASKINS ENGINEERING AND SURVEYING
 2. TOPOGRAPHIC MAP TAKEN FROM COCONINO COUNTY GIS
 3. NO ARCHITECTURAL, ARCHAEOLOGICAL, OR GEOTECHNICAL DATA FOUND ON THIS SITE
 4. NO NEARBY FIRST OR SECOND

Gaskins
 ENGINEERING & SURVEYING, L.L.C.
 1000 N. GILBERT AVENUE, SUITE 100
 CHANDLER, ARIZONA 85226
 (480) 948-1111
 FAX (480) 948-1112
 WWW.GASKINS-ENGINEERING.COM

CUMBERLAND DR.
 TACT. 2ND SECTION
 GEORGIA
7-12

REV.	DATE	REVISION

SHEET TITLE
 ZONING & VARIANCE PLAN



PROJECTED	17.0741	FULL BOOK	-
DRAWN BY	SCB	CHECKED BY	ZEM
SCALE	1"=20'	PRIOR DATE	12.07.04
SHEET NUMBER	N/A		

NOT ISSUED FOR CONSTRUCTION

APPLICANT: OWF Investment Corp.
770-801-1141

REPRESENTATIVE: Omer W. Franklin III
770-801-1141

TITLEHOLDER: Lila S. Hughes

PROPERTY LOCATION: Located at the northeasterly intersection
of Cumberland Drive and Jane Lyle Road

ACCESS TO PROPERTY: Jane Lyle Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-12

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Three houses

SIZE OF TRACT: 1.1 acres

DISTRICT: 17

LAND LOT(S): 741

PARCEL(S): 11

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

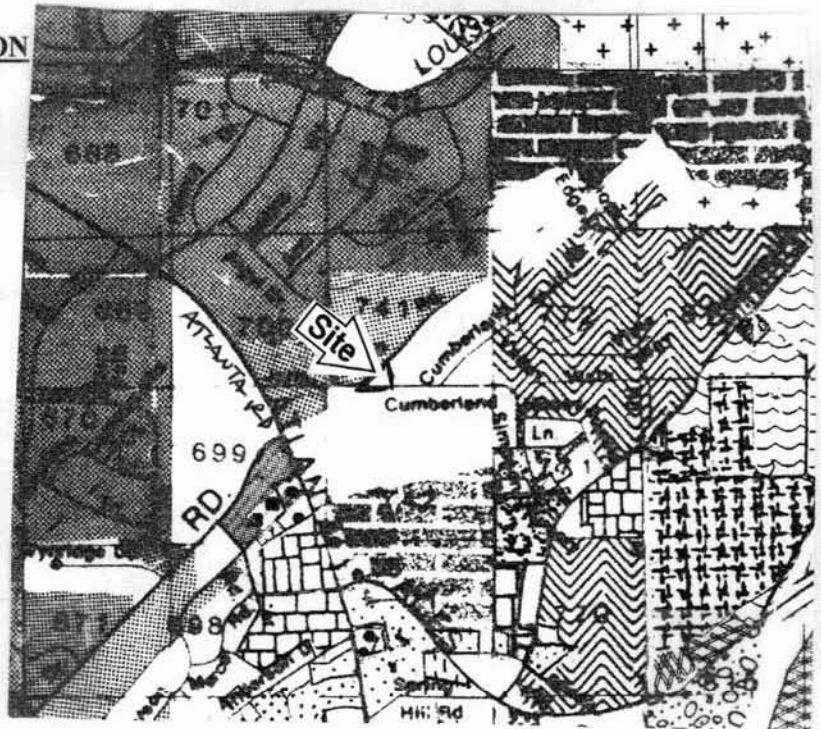
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Z-12

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3000 sq ft ±
- b) Proposed building architecture: Brick / Stone / Shingle
- c) Proposed selling prices(s): 700,000 - 750,000
- d) List all requested variances: 1:- reduce Front SETBACK From 35' to 10'
2: reduce rear SETBACK From 30' to 20'
3: reduce side SETBACK From 10' to 15' BETWEEN Buildings

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____


Part 3. Other Pertinent Information (List or attach additional information if needed)

SETBACKS:
FRONT - 25'
REAR - 20'
SIDES - 7.5'

LEGEND

- | | |
|-----|--------------------------|
| P | POWER POLE |
| RL | LIGHT POLE |
| A | GAS POLE |
| E | FIRE HYDRANT |
| V | WATER VALVE |
| M | WATER METER |
| C | CATCH INLET |
| D | DRILL |
| WH | MAN HOLE |
| B | CLEAN OUT |
| G | GAS |
| W | WATER |
| JCP | UNDERGROUND POWER |
| CHP | OVERHEAD POWER |
| T | TELEPHONE |
| R/W | RIGHT OF WAY |
| CM | CONCRETE MONUMENT FOUND |
| FFE | FINISHED FLOOR ELEVATION |
| MS | MEASURE WITH PIPE |
| NCP | REINFORCED CONCRETE PIPE |
| POP | POINT OF BEGINNING |
| GM | GAS METER |
| SJ | SANITARY SEWER |
| STS | STORM SEWER |
| | CALCULATED CORNER |
| CS | GREASE TRAP |





LOT #4210
7,639 SQ. FT.
0.18 ACRES

PACES GREEN SUBDIVISION

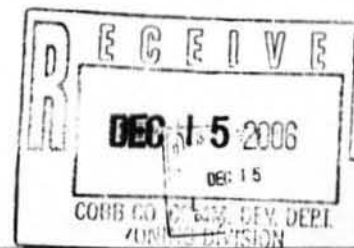
LOT #4220
7,982 SQ. FT.
0.18 ACRES

REVISIONS

SURVEYING AND MAPPING
219 ALLISON DR
WOODSTOCK, GA 30188
404.386.2170 PHONE
www.landprosurveying.com

DATE	PROJECT NO.
12/14/06	20061214

7-13



APPLICANT: Andrew Mitchell
678-718-1840

REPRESENTATIVE: Andrew Mitchell
678-718-1840

TITLEHOLDER: Andrew Mitchell

PROPERTY LOCATION: Located on the west side of Maner Street,
north of Cooper Lake Road

ACCESS TO PROPERTY: Maner Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-13

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Addition of property to
a previously approved rezoning application

SIZE OF TRACT: .36 acres

DISTRICT: 17

LAND LOT(S): 694

PARCEL(S): 69

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Medium Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Z-13

Part 1. Residential Rezoning Information (attach additional information if needed)

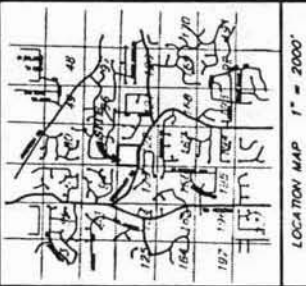
- a) Proposed unit square-footage(s): 2,800+ sq ft
- b) Proposed building architecture: Brick, Stone, Shingle
- c) Proposed selling prices(s): \$500,000
- d) List all requested variances:
RA 20 - RAS.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

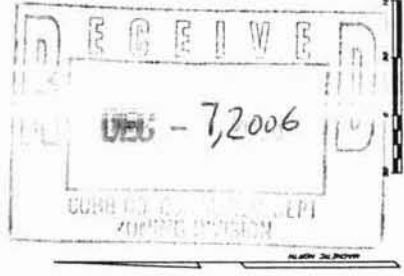
NOT ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 2000'

SITE SUMMARY

TOTAL SITE AREA:	11.32 AC.
EXISTING ZONING:	R-30
PROPOSED ZONING:	R-15
TOTAL AREA ABOVE FLOODPLAIN:	10.81 AC.
TOTAL LOTS SHOWN:	20
MINIMUM LOT SIZE:	15,000 S.F.
AVG. LOT SIZE:	20,307 S.F.
PROPOSED DENSITY:	1.85 UNITS/AC.
BUILDING SETBACKS:	35' FRONT 30' REAR 25' MAJOR SIDE 10' SIDE



1. BLOODSTAIN TURNED BY OWNERS
2. TOPOGRAPHIC INFO. TAKEN FROM COOK COUNTY DSS
3. NO ARCHITECTURAL, ANATOMICAL OR CEMENTARY BITS
WERE FOUND ON THIS SITE
4. NO WEAPONS CRIST ON INS OUTSIDE OF SHOWN BUTTER

[illegible]

APPLICANT: JAE Properties, LLC
404-488-7355

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore 770-429-1499

TITLEHOLDER: Olivia S. Flanagan

PROPERTY LOCATION: Located on the north side of Steinhauer
Road, east of Tall Timbers Lane

ACCESS TO PROPERTY: Steinhauer Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-14

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Subdivision

SIZE OF TRACT: 11.32 acres

DISTRICT: 16

LAND LOT(S): 122

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

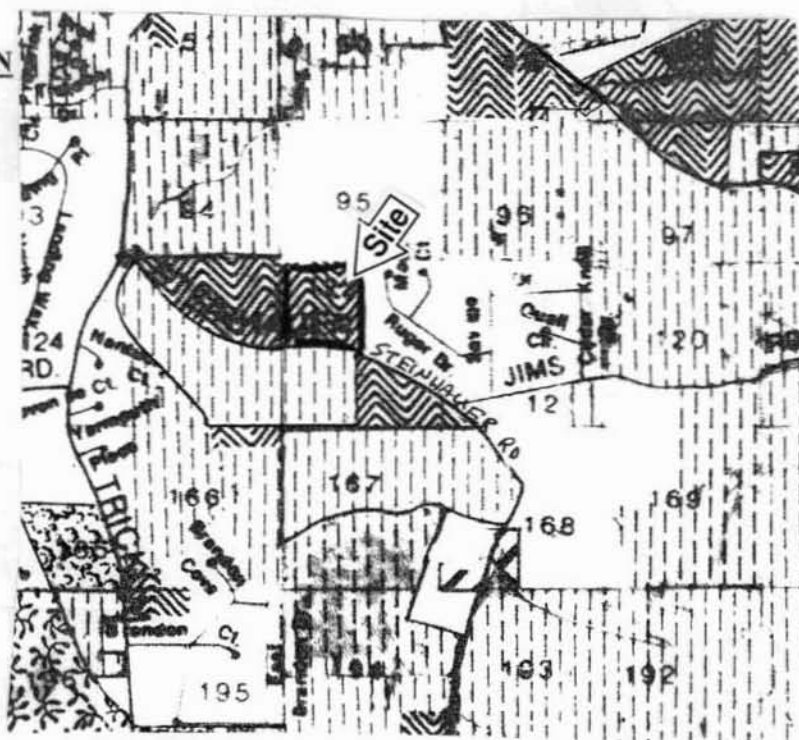
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3,400 square feet minimum
- b) Proposed building architecture: brick, stone, and stucco exterior - all sides
- c) Proposed selling prices(s): \$800,000+
- d) List all requested variances: None known at this time

.....
*Applicant reserves the right to amend the foregoing at any time during the rezoning process
.....

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....

.....

.....

.....

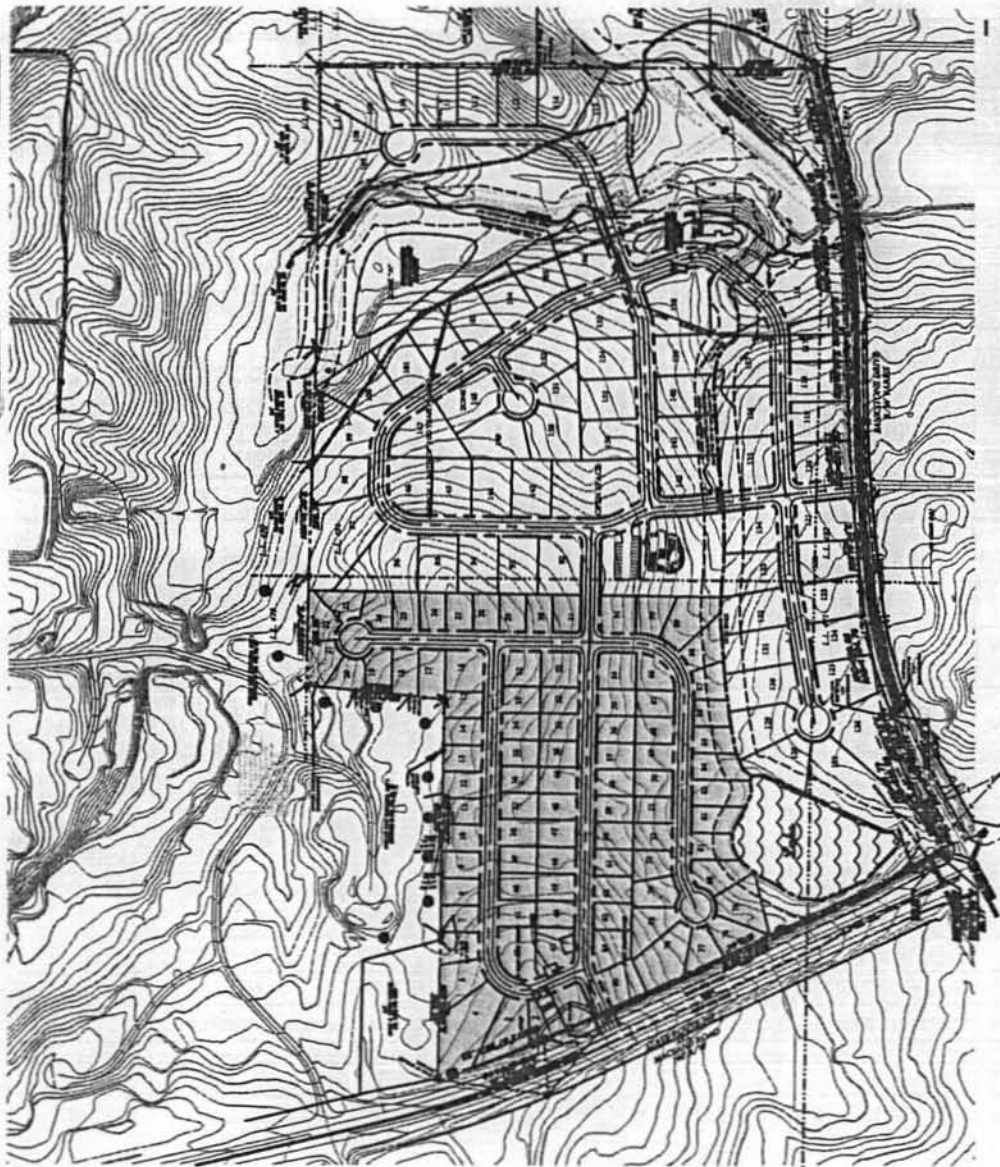
.....

.....

.....

.....

RECEIVED
DEC 15 2006

[illegible]

118
150002



Z-15

[illegible]

BUDGET TITLE: REZONING SITE PLAN

SCALE: 1" = 150'
DATE: NOV. 28, 2006
PROJECT: 06108-00A



1

SITE LOCATION MAP (NTS)



APPLICANT: The Pacific Group, Inc.
770-984-8170

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Kathryn James Kamis, Estate of Kathryn Brook
James

PROPERTY LOCATION: Located at the southeast intersection of
Macland Road and Bankstone Drive

ACCESS TO PROPERTY: Macland Road and Bankstone Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-15

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: R-15, RA-5

PROPOSED USE: Subdivision

SIZE OF TRACT: 72.64 acres

DISTRICT: 19

LAND LOT(S): 471, 472, 491, 492

PARCEL(S): 8, 1, 1, 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

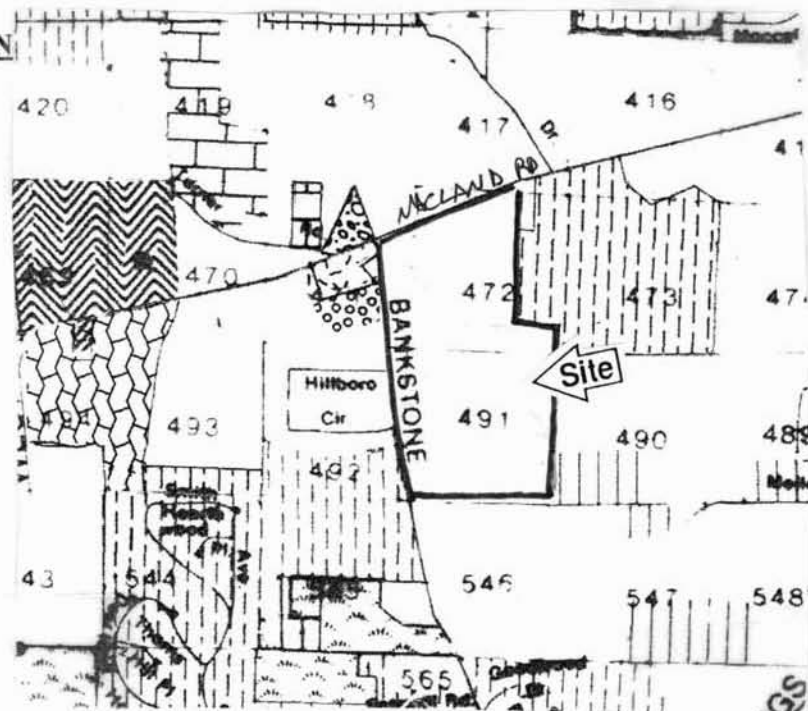
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Z-15

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,000 to 2,800 square feet and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): High \$200s to high \$400s
- d) List all requested variances: (1) Minimum lot width 60 feet;
(2) Minimum lot size 6,000 square feet; (3) Rear setback 20 feet;
(4) Density 2.24 units per acre; (5) Front setback 10 feet;
(6) Side setback 15 feet between structures.

Applicant reserves the right to amend the foregoing at any time during the rezoning process.

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

LEGEND	SYMBOL	DESCRIPTION
SP	IRON PIN SET	ACCESS EASEMENT
ST	IRON PIN FOUND	CONCRETE WORK/NOT FOUND
OT	OPEN TOP PIPE	CONCRETE UTILITY LAYOUT
CT	CLOSE TOP PIPE	SEWER MAN HOLE
BT	BURIED TOP PIPE	MAN HOLE TELEPHONE
CL	CONCRETE LAYOUT	CATCH BASIN
LL	LAND LAYOUT	JUNCTION BOX
LL	LAND LAYOUT	LAND LAYOUT
LL	LAND LAYOUT	HEAD WALL
LL	LAND LAYOUT	CONCRETE METAL PIPE
LL	LAND LAYOUT	REINFORCED CONCRETE PIPE
LL	LAND LAYOUT	OPEN DRAIN
LL	LAND LAYOUT	SANITARY SEWER EASEMENT
LL	LAND LAYOUT	SEWER EASEMENT
LL	LAND LAYOUT	FIRE HYDRANT
LL	LAND LAYOUT	WATER VALVE
LL	LAND LAYOUT	WATER METER
LL	LAND LAYOUT	POINT OF CURVE
LL	LAND LAYOUT	POINT OF BEGINNING
LL	LAND LAYOUT	POINT OF CORNER
LL	LAND LAYOUT	POINT OF INTERSECTION

GENERAL NOTES:

1. INFORMATION REGARDING THE SERVICES PROVIDED, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INADEQUATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONTRACTORS, HIS CONTRACTORS AND/OR HIS AGENTS SHALL INDISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAY ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ELEVATIONS ARE BASED ON (NAVD 83/90) 64 WEST VERTICAL DATUM. GPS OBSERVATIONS WERE USED ON SITE.
5. UPON VISUAL INSPECTION THERE WERE NO KNOWN COEXISTERS, ARCHITECTURAL OR HISTORICAL LANDMARKS FOUND TO BE EXISTING ON THIS SITE.

THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO ALL RESERVE EASEMENTS FROM RECORDING CASE 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 3-00, 3-01, 3-02, 3-03, 3-04, 3-05, 3-06, 3-07, 3-08, 3-09, 3-10, 3-11, 3-12, 3-13, 3-14, 3-15, 3-16, 3-17, 3-18, 3-19, 3-20, 3-21, 3-22, 3-23, 3-24, 3-25, 3-26, 3-27, 3-28, 3-29, 3-30, 3-31, 3-32, 3-33, 3-34, 3-35, 3-36, 3-37, 3-38, 3-39, 3-40, 3-41, 3-42, 3-43, 3-44, 3-45, 3-46, 3-47, 3-48, 3-49, 3-50, 3-51, 3-52, 3-53, 3-54, 3-55, 3-56, 3-57, 3-58, 3-59, 3-60, 3-61, 3-62, 3-63, 3-64, 3-65, 3-66, 3-67, 3-68, 3-69, 3-70, 3-71, 3-72, 3-73, 3-74, 3-75, 3-76, 3-77, 3-78, 3-79, 3-80, 3-81, 3-82, 3-83, 3-84, 3-85, 3-86, 3-87, 3-88, 3-89, 3-90, 3-91, 3-92, 3-93, 3-94, 3-95, 3-96, 3-97, 3-98, 3-99, 4-00, 4-01, 4-02, 4-03, 4-04, 4-05, 4-06, 4-07, 4-08, 4-09, 4-10, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20, 4-21, 4-22, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 4-32, 4-33, 4-34, 4-35, 4-36, 4-37, 4-38, 4-39, 4-40, 4-41, 4-42, 4-43, 4-44, 4-45, 4-46, 4-47, 4-48, 4-49, 4-50, 4-51, 4-52, 4-53, 4-54, 4-55, 4-56, 4-57, 4-58, 4-59, 4-60, 4-61, 4-62, 4-63, 4-64, 4-65, 4-66, 4-67, 4-68, 4-69, 4-70, 4-71, 4-72, 4-73, 4-74, 4-75, 4-76, 4-77, 4-78, 4-79, 4-80, 4-81, 4-82, 4-83, 4-84, 4-85, 4-86, 4-87, 4-88, 4-89, 4-90, 4-91, 4-92, 4-93, 4-94, 4-95, 4-96, 4-97, 4-98, 4-99, 5-00, 5-01, 5-02, 5-03, 5-04, 5-05, 5-06, 5-07, 5-08, 5-09, 5-10, 5-11, 5-12, 5-13, 5-14, 5-15, 5-16, 5-17, 5-18, 5-19, 5-20, 5-21, 5-22, 5-23, 5-24, 5-25, 5-26, 5-27, 5-28, 5-29, 5-30, 5-31, 5-32, 5-33, 5-34, 5-35, 5-36, 5-37, 5-38, 5-39, 5-40, 5-41, 5-42, 5-43, 5-44, 5-45, 5-46, 5-47, 5-48, 5-49, 5-50, 5-51, 5-52, 5-53, 5-54, 5-55, 5-56, 5-57, 5-58, 5-59, 5-60, 5-61, 5-62, 5-63, 5-64, 5-65, 5-66, 5-67, 5-68, 5-69, 5-70, 5-71, 5-72, 5-73, 5-74, 5-75, 5-76, 5-77, 5-78, 5-79, 5-80, 5-81, 5-82, 5-83, 5-84, 5-85, 5-86, 5-87, 5-88, 5-89, 5-90, 5-91, 5-92, 5-93, 5-94, 5-95, 5-96, 5-97, 5-98, 5-99, 6-00, 6-01, 6-02, 6-03, 6-04, 6-05, 6-06, 6-07, 6-08, 6-09, 6-10, 6-11, 6-12, 6-13, 6-14, 6-15, 6-16, 6-17, 6-18, 6-19, 6-20, 6-21, 6-22, 6-23, 6-24, 6-25, 6-26, 6-27, 6-28, 6-29, 6-30, 6-31, 6-32, 6-33, 6-34, 6-35, 6-36, 6-37, 6-38, 6-39, 6-40, 6-41, 6-42, 6-43, 6-44, 6-45, 6-46, 6-47, 6-48, 6-49, 6-50, 6-51, 6-52, 6-53, 6-54, 6-55, 6-56, 6-57, 6-58, 6-59, 6-60, 6-61, 6-62, 6-63, 6-64, 6-65, 6-66, 6-67, 6-68, 6-69, 6-70, 6-71, 6-72, 6-73, 6-74, 6-75, 6-76, 6-77, 6-78, 6-79, 6-80, 6-81, 6-82, 6-83, 6-84, 6-85, 6-86, 6-87, 6-88, 6-89, 6-90, 6-91, 6-92, 6-93, 6-94, 6-95, 6-96, 6-97, 6-98, 6-99, 7-00, 7-01, 7-02, 7-03, 7-04, 7-05, 7-06, 7-07, 7-08, 7-09, 7-10, 7-11, 7-12, 7-13, 7-14, 7-15, 7-16, 7-17, 7-18, 7-19, 7-20, 7-21, 7-22, 7-23, 7-24, 7-25, 7-26, 7-27, 7-28, 7-29, 7-30, 7-31, 7-32, 7-33, 7-34, 7-35, 7-36, 7-37, 7-38, 7-39, 7-40, 7-41, 7-42, 7-43, 7-44, 7-45, 7-46, 7-47, 7-48, 7-49, 7-50, 7-51, 7-52, 7-53, 7-54, 7-55, 7-56, 7-57, 7-58, 7-59, 7-60, 7-61, 7-62, 7-63, 7-64, 7-65, 7-66, 7-67, 7-68, 7-69, 7-70, 7-71, 7-72, 7-73, 7-74, 7-75, 7-76, 7-77, 7-78, 7-79, 7-80, 7-81, 7-82, 7-83, 7-84, 7-85, 7-86, 7-87, 7-88, 7-89, 7-90, 7-91, 7-92, 7-93, 7-94, 7-95, 7-96, 7-97, 7-98, 7-99, 8-00, 8-01, 8-02, 8-03, 8-04, 8-05, 8-06, 8-07, 8-08, 8-09, 8-10, 8-11, 8-12, 8-13, 8-14, 8-15, 8-16, 8-17, 8-18, 8-19, 8-20, 8-21, 8-22, 8-23, 8-24, 8-25, 8-26, 8-27, 8-28, 8-29, 8-30, 8-31, 8-32, 8-33, 8-34, 8-35, 8-36, 8-37, 8-38, 8-39, 8-40, 8-41, 8-42, 8-43, 8-44, 8-45, 8-46, 8-47, 8-48, 8-49, 8-50, 8-51, 8-52, 8-53, 8-54, 8-55, 8-56, 8-57, 8-58, 8-59, 8-60, 8-61, 8-62, 8-63, 8-64, 8-65, 8-66, 8-67, 8-68, 8-69, 8-70, 8-71, 8-72, 8-73, 8-74, 8-75, 8-76, 8-77, 8-78, 8-79, 8-80, 8-81, 8-82, 8-83, 8-84, 8-85, 8-86, 8-87, 8-88, 8-89, 8-90, 8-91, 8-92, 8-93, 8-94, 8-95, 8-96, 8-97, 8-98, 8-99, 9-00, 9-01, 9-02, 9-03, 9-04, 9-05, 9-06, 9-07, 9-08, 9-09, 9-10, 9-11, 9-12, 9-13, 9-14, 9-15, 9-16, 9-17, 9-18, 9-19, 9-20, 9-21, 9-22, 9-23, 9-24, 9-25, 9-26, 9-27, 9-28, 9-29, 9-30, 9-31, 9-32, 9-33, 9-34, 9-35, 9-36, 9-37, 9-38, 9-39, 9-40, 9-41, 9-42, 9-43, 9-44, 9-45, 9-46, 9-47, 9-48, 9-49, 9-50, 9-51, 9-52, 9-53, 9-54, 9-55, 9-56, 9-57, 9-58, 9-59, 9-60, 9-61, 9-62, 9-63, 9-64, 9-65, 9-66, 9-67, 9-68, 9-69, 9-70, 9-71, 9-72, 9-73, 9-74, 9-75, 9-76, 9-77, 9-78, 9-79, 9-80, 9-81, 9-82, 9-83, 9-84, 9-85, 9-86, 9-87, 9-88, 9-89, 9-90, 9-91, 9-92, 9-93, 9-94, 9-95, 9-96, 9-97, 9-98, 9-99, 10-00, 10-01, 10-02, 10-03, 10-04, 10-05, 10-06, 10-07, 10-08, 10-09, 10-10, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20, 10-21, 10-22, 10-23, 10-24, 10-25, 10-26, 10-27, 10-28, 10-29, 10-30, 10-31, 10-32, 10-33, 10-34, 10-35, 10-36, 10-37, 10-38, 10-39, 10-40, 10-41, 10-42, 10-43, 10-44, 10-45, 10-46, 10-47, 10-48, 10-49, 10-50, 10-51, 10-52, 10-53, 10-54, 10-55, 10-56, 10-57, 10-58, 10-59, 10-60, 10-61, 10-62, 10-63, 10-64, 10-65, 10-66, 10-67, 10-68, 10-69, 10-70, 10-71, 10-72, 10-73, 10-74, 10-75, 10-76, 10-77, 10-78, 10-79, 10-80, 10-81, 10-82, 10-83, 10-84, 10-85, 10-86, 10-87, 10-88, 10-89, 10-90, 10-91, 10-92, 10-93, 10-94, 10-95, 10-96, 10-97, 10-98, 10-99, 11-00, 11-01, 11-02, 11-03, 11-04, 11-05, 11-06, 11-07, 11-08, 11-09, 11-10, 11-11, 11-12, 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23, 11-24, 11-25, 11-26, 11-27, 11-28, 11-29, 11-30, 11-31, 11-32, 11-33, 11-34, 11-35, 11-36, 11-37, 11-38, 11-39, 11-40, 11-41, 11-42, 11-43, 11-44, 11-45, 11-46, 11-47, 11-48, 11-49, 11-50, 11-51, 11-52, 11-53, 11-54, 11-55, 11-56, 11-57, 11-58, 11-59, 11-60, 11-61, 11-62, 11-63, 11-64, 11-65, 11-66, 11-67, 11-68, 11-69, 11-70, 11-71, 11-72, 11-73, 11-74, 11-75, 11-76, 11-77, 11-78, 11-79, 11-80, 11-81, 11-82, 11-83, 11-84, 11-85, 11-86, 11-87, 11-88, 11-89, 11-90, 11-91, 11-92, 11-93, 11-94, 11-95, 11-96, 11-97, 11-98, 11-99, 12-00, 12-01, 12-02, 12-03, 12-04, 12-05, 12-06, 12-07, 12-08, 12-09, 12-10, 12-11, 12-12, 12-13, 12-14, 12-15, 12-16, 12-17, 12-18, 12-19, 12-20, 12-21, 12-22, 12-23, 12-24, 12-25, 12-26, 12-27, 12-28, 12-29, 12-30, 12-31, 12-32, 12-33, 12-34, 12-35, 12-36, 12-37, 12-38, 12-39, 12-40, 12-41, 12-42, 12-43, 12-44, 12-45, 12-46, 12-47, 12-48, 12-49, 12-50, 12-51, 12-52, 12-53, 12-54, 12-55, 12-56, 12-57, 12-58, 12-59, 12-60, 12-61, 12-62, 12-63, 12-64, 12-65, 12-66, 12-67, 12-68, 12-69, 12-70, 12-71, 12-72, 12-73, 12-74, 12-75, 12-76, 12-77, 12-78, 12-79, 12-80, 12-81, 12-82, 12-83, 12-84, 12-85, 12-86, 12-87, 12-88, 12-89, 12-90, 12-91, 12-92, 12-93, 12-94, 12-95, 12-96, 12-97, 12-98, 12-99, 13-00, 13-01, 13-02, 13-03, 13-04, 13-05, 13-06, 13-07, 13-08, 13-09, 13-10, 13-11, 13-12, 13-13, 13-14, 13-15, 13-16, 13-17, 13-18, 13-19, 13-20, 13-21, 13-22, 13-23, 13-24, 13-25, 13-26, 13-27, 13-28, 13-29, 13-30, 13-31, 13-32, 13-33, 13-34, 13-35, 13-36, 13-37, 13-38, 13-39, 13-40, 13-41, 13-42, 13-43, 13-44, 13-45, 13-46, 13-47, 13-48, 13-49, 13-50, 13-51, 13-52, 13-53, 13-54, 13-55, 13-56, 13-57, 13-58, 13-59, 13-60, 13-61, 13-62, 13-63, 13-64, 13-65, 13-66, 13-67, 13-68, 13-69, 13-70, 13-71, 13-72, 13-73, 13-74, 13-75, 13-76, 13-77, 13-78, 13-79, 13-80, 13-81, 13-82, 13-83, 13-84, 13-85, 13-86, 13-87, 13-88, 13-89, 13-90, 13-91, 13-92, 13-93, 13-94, 13-95, 13-96, 13-97, 13-98, 13-99, 14-00, 14-01, 14-02, 14-03, 14-04, 14-05, 14-06, 14-07, 14-08, 14-09, 14-10, 14-11, 14-12, 14-13, 14-14, 14-15, 14-16, 14-17, 14-18, 14-19, 14-20, 14-21, 14-22, 14-23, 14-24, 14-25, 14-26, 14-27, 14-28, 14-29, 14-30, 14-31, 14-32, 14-33, 14-34, 14-35, 14-36, 14-37, 14-38, 14-39, 14-40, 14-41, 14-42, 14-43, 14-44, 14-45, 14-46, 14-47, 14-48, 14-49, 14-50, 14-51, 14-52, 14-53, 14-54, 14-55, 14-56, 14-57, 14-58, 14-59, 14-60, 14-61, 14-62, 14-63, 14-64, 14-65, 14-66, 14-67, 14-68, 14-69, 14-70, 14-71, 14-72, 14-73, 14-74, 14-75, 14-76, 14-77, 14-78, 14-79, 14-80, 14-81, 14-82, 14-83, 14-84, 14-85, 14-86, 14-87, 14-88, 14-89, 14-90, 14-91, 14-92, 14-93, 14-94, 14-95, 14-96, 14-97, 14-98, 14-99, 15-00, 15-01, 15-02, 15-03, 15-04, 15-05, 15-06, 15-07, 15-08, 15-09, 15-10, 15-11, 15-12, 15-13, 15-14, 15-15, 15-16, 15-17, 15-18, 15-19, 15-20, 15-21, 15-22, 15-23, 15-24, 15-25, 15-26, 15-27, 15-28, 15-29, 15-30, 15-31, 15-32, 15-33, 15-34, 15-35, 15-36, 15-37, 15-38, 15-39, 15-40, 15-41, 15-42, 15-43, 15-44, 15-45, 15-46, 15-47, 15-48, 15-49, 15-50, 15-51, 15-52, 15-53, 15-54, 15-55, 15-56, 15-57, 15-58, 15-59, 15-60, 15-61, 15-62, 15-63, 15-64, 15-65, 15-66, 15-67, 15-68, 15-69, 15-70, 15-71, 15-72, 15-73, 15-74, 15-75, 15-76, 15-77, 15-78, 15-79, 15-80, 15-81, 15-82, 15-83, 15-84, 15-85, 15-86, 15-87, 15-88, 15-89, 15-90, 15-91, 15-92, 15-93, 15-94, 15-95, 15-96, 15-97, 15-98, 15-99, 16-00, 16-01, 16-02, 16-03, 16-04, 16-05, 16-06, 16-07, 16-08, 16-09, 16-10, 16-11, 16-12, 16-13, 16-14, 16-15, 16-16, 16-17, 16-18, 16-19, 16-20, 16-21, 16-22, 16-23, 16-24, 16-25, 16-26, 16-27, 16-28, 16-29, 16-30, 16-31, 16-32, 16-33, 16-34, 16-35, 16-36, 16-37, 16-38, 16-39, 16-40, 16-41, 16-42, 16-43, 16-44, 16-45, 16-46, 16-47, 16-48, 16-49, 16-50, 16-51, 16-52, 16-53, 16-54, 16-55, 16-56, 16-57, 16-58, 16-59, 16-60, 16-61, 16-62, 16-63, 16-64, 16-65, 16-66, 16-67, 16-68, 16-69, 16-70, 16-71, 16-72, 16-73, 16-74, 16-75, 16-76, 16-77, 16-78, 16-79, 16-80, 16-81, 16-82, 16-83, 16-84, 16-85, 16-86, 16-87, 16-88, 16-89, 16-90, 16-91, 16-92, 16-93, 16-94, 16-95, 16-96, 16-97, 16-98, 16-99, 17-00, 17-01, 17-02, 17-03, 17-04, 17-05, 17-06, 17-07, 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, 17-17, 17-18, 17-19, 17-20, 17-21, 17-22, 17-23, 17-24, 17-25, 17-26, 17-27, 17-28, 17-29, 17-30, 17-31, 17-32, 17-33, 17-34, 17-35, 17-36, 17-37, 17-38, 17-39, 17-40, 17-41, 17-42, 17-43, 17-44, 17-45, 17-46, 17-47, 17-48, 17-49, 17-50, 17-51, 17-52, 17-53, 17-54, 17-55, 17-56, 17-57, 17-58, 17-59, 17-60, 17-61, 17-62, 17-63, 17-64, 17-65, 17-66, 17-67, 17-68, 17-69, 17-70, 17-71, 17-72, 17-73, 17-74, 17-75, 17-76, 17-77, 17-78, 17-79, 17-80, 17-81, 17-82, 17-83, 17-84, 17-85, 17-86, 17-87, 17-88, 17-89, 17-90, 17-91, 17-92, 17-93, 17-94, 17-95, 17-96, 17-97, 17-98, 17-99, 18-00, 18-01, 18-02, 18-03, 18-04, 18-05, 18-06, 18-07, 18-08, 18-09, 18-10, 18-11, 18-12, 18-13, 18-14, 18-15, 18-16, 18-17, 18-18, 18-19, 18-20, 18-21, 18-22, 18-23, 18-24, 18-25, 18-26, 18-27, 18-28, 18-29, 18-30, 18-31, 18-32, 18-33, 18-34, 18-35, 18-36, 18-37, 18-38, 18-39, 18-40, 18-41, 18-42, 18-43, 18-44, 18-45, 18-46, 18-47, 18-48, 18-49, 18-50, 18-51, 18-52, 18-53, 18-54, 18-55, 18-56, 18-57, 18-58, 18-59, 18-60, 18-61, 18-62, 18-63, 18-64, 18-65, 18-66, 18-67, 18-68, 18-69, 18-70, 18-71, 18-72, 18-73, 18-74, 18-75, 18-76, 18-77, 18-78, 18-79, 18-80, 18-81, 18-82, 18-83, 18-84, 18-85, 18-86, 18-87, 18-88, 18-89, 18-90, 18-91, 18-92, 18-93, 18-94, 18-95, 18-96, 18-97, 18-98, 18-99, 19-00, 19-01, 19-02, 19-03, 19-04, 19-05, 19-06, 19-07, 19-08, 19-09, 19-10, 19-11, 19-12, 19-13, 19-14, 19-15, 19-16, 19-17, 19-18, 19-19, 19-20, 19-21, 19-22, 19-23, 19-24, 19-25, 19-26, 19-27, 19-28, 19-29, 19-30, 19-31, 19-32, 19-33, 19-34, 19-35, 19-36, 19-37, 19-38, 19-39, 19-40, 19-41, 19-42, 19-43, 19-44, 19-45, 19-46, 19-47, 19-48, 19-49, 19-50, 19-51, 19-52, 19-53, 19-54, 19-55, 19-56, 19-57, 19-58, 19-59, 19-60, 19-61, 19-62, 19-63, 19-64, 19-65, 19-66, 19-67, 19-68, 19-69, 19-70, 19-71, 19-72, 19-73, 19-74, 19-75, 19-76, 19-77, 19-78, 19-79, 19-80, 19-81, 19-82, 19-83, 19-84, 19-85, 19-86, 19-87, 19-88, 19-89, 19-90, 19-91, 19-92, 19-93, 19-94, 19-95, 19-96, 19-97, 19-98

APPLICANT: Four Seasons Development Corp.
770-704-0314

REPRESENTATIVE: Lloyd Denny Millholland, Jr.
770-704-0314

TITLEHOLDER: Four Seasons Development Corp., Jencks Real
Estate, LLC, Bobby L. Terrell

PROPERTY LOCATION: Located on the north side of Blackwell
Road, east of Canton Road

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-16

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: LRO

PROPOSED ZONING: RM-12

PROPOSED USE: Residential
condominiums

SIZE OF TRACT: 5.13 acres

DISTRICT: 16

LAND LOT(S): 421, 372

PARCEL(S): 23, 24

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

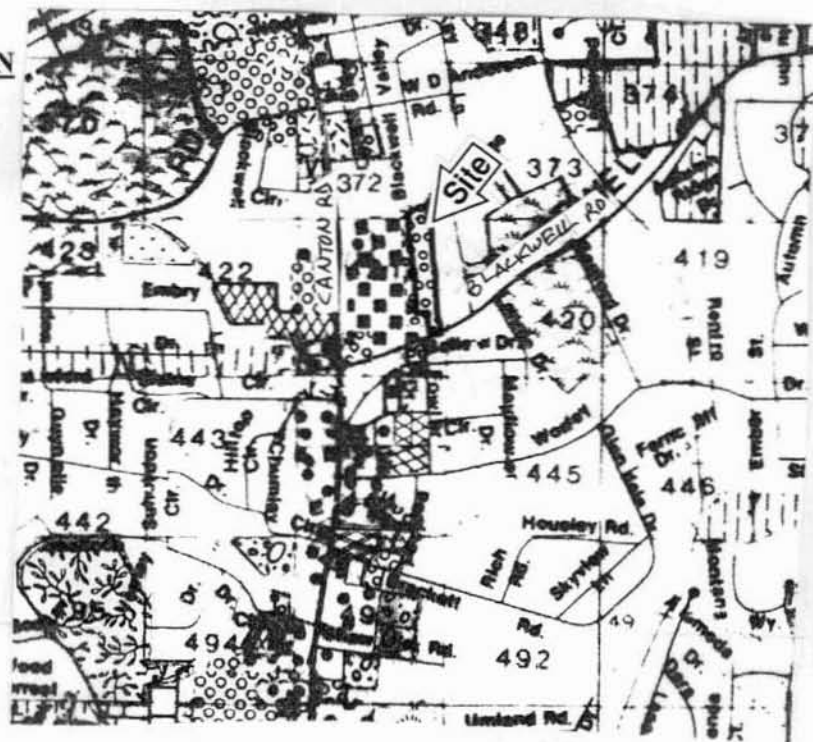
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1164
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$200,000
- d) List all requested variances: _____
- _____
- _____
- _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____
- _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

Project started as LRD
Unsuccessful in selling After
2 years - only 2 units
Sold - Owner wish to Convert
To Residential - 46 units
Maximum Density Total
5.13 Acres



Z-17

LINE	Bearing	Distance
1	N 45°40'48"W	42.43'
2	S 38°20'38"W	178.33'
3	S 38°46'34"W	20.22'
4	N 37°34'17"E	88.53'
5	N 38°26'39"S	176.43'
6	S 45°40'48"E	20.06'

P.O.B.
N 46°16'08"W - 33.84'
N 43°47'38"E - 382.34'
N 89°37'12"E - 73.94'
N 43°44'20"E - 108.01'
S 69°37'00"E - 102.34'
S 89°37'14"E - 302.07'
S 69°37'38"E - 101.30' TO HP
AT THE COMMON CORNER OF
LAND LOTS 358, 359, 402 & 403.

NOTE:
35' NORTH-SOUTH EASEMENT
PER DEED BOOK 11400, PAGE 314 & 315

REFERENCE:
PLAT BY ROBERT L. SMITH & ASSOCIATES INC. AND BEARING
THE SEAL OF RUSSELL L. SHRYVE, JR., FILE 8-1175-15-0001
SURVEY FOR SISCO POWER SERVICES, L.L.C., THE ANTHONY CO.,
COLONIAL BANK AND CHICAGO TITLE INSURANCE COMPANY, DATED
FEBRUARY 17, 1998, LAST REVISED JUNE 02, 1998.

THIS PROPERTY IS NOT LOCATED
IN AN F.I.A. FLOOD HAZARD ZONE



TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 508
KENNESAW, GA. 30144
PHONE (770) 818-8732
FAX (770) 818-8731

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE SURVEYING STANDARDS AND
REGULATIONS OF GEORGIA.



SURVEY FOR

LYNN RECHSTEINER

LAND LOT:	402	SCALE:	1" = 30'
DISTRICT:	15TH	DATE:	03/08/00
SECTION:	2ND	DRAWN BY:	AM
COUNTY:	COOS	CHECKED BY:	WEC
STATE:	GEORGIA	JOB NO.:	00-0132

APPLICANT: Sir Properties, Inc.
770-424-4324

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
J. Kevin Moore 770-429-1499

TITLEHOLDER: Sir Properties, Inc.

PROPERTY LOCATION: Located off a private easement near the
northeasterly intersection of Powder Springs Road and Macland Road

ACCESS TO PROPERTY: John Ward Road and Powder Springs
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-17

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: LRO

PROPOSED ZONING: NRC

PROPOSED USE: Assembly Hall

SIZE OF TRACT: 1.81 acres

DISTRICT: 19

LAND LOT(S): 402

PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

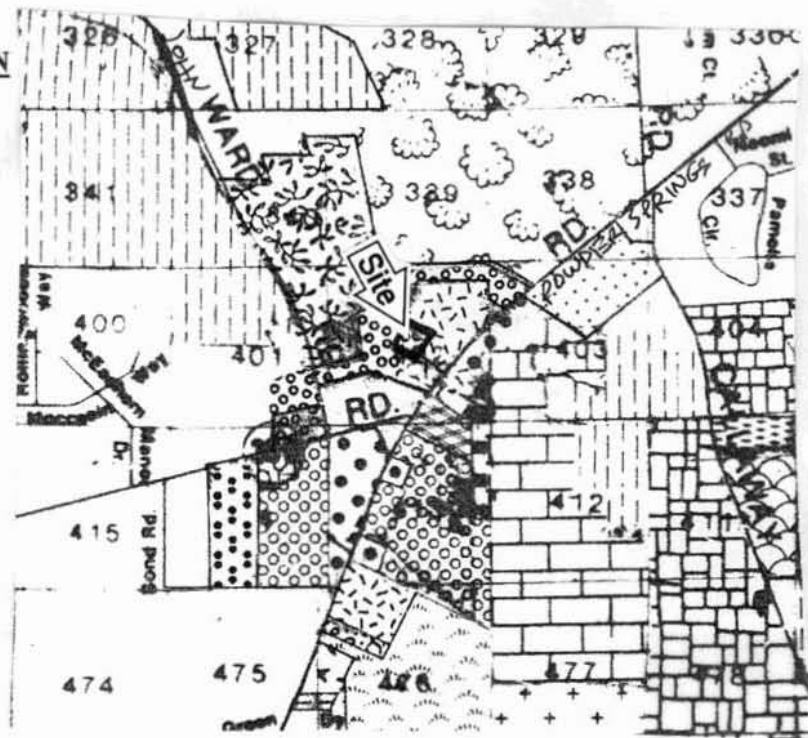
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

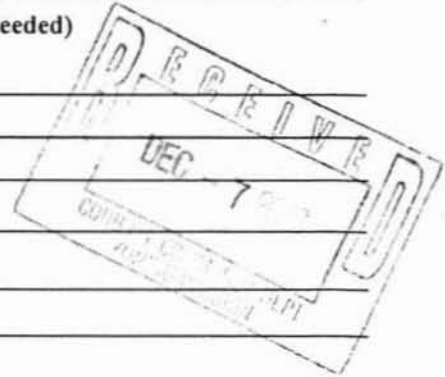
STIPULATIONS:



Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Assembly Hall Facility
- b) Proposed building architecture: Historic Features of the building
will be maintained
- c) Proposed hours/days of operation: Varying
- d) List all requested variances: None known at this time

*Applicant reserves the right to amend the foregoing as the Application proceeds through
.....
Part 3. Other Pertinent Information (List or attach additional information if needed) the rezoning process.

.....
.....
.....
.....
.....
.....
.....
.....



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM
1000 ARDENWAY ROAD, SUITE 600
ATLANTA, GEORGIA 30328
TELEPHONE: 770 396 7248
FAX: 770 396 2945
WWW.PRESTONPARTNERSHIP.COM

CONTRACT NO. _____

SHEET NO. _____

Z-18

PROJECT: OVERTON PARK
MIXED USE
ATLANTA, GEORGIA

DATE: _____

MADISON RETAIL, LLC
1875 Cumberland Boulevard, Suite 100
Atlanta, GA 30339
(770) 818-4100

BARRY REAL ESTATE
COMPANIES
30 West Peachtree Street, Suite 300
Atlanta, GA 30308
(404) 521-5200

REVISIONS: _____

DATE: 11/20/06

JOB NUMBER: 0543302

DRAWN BY: CJ

CHECKED BY: TLR

SHEET TITLE: SITE PLAN

ZONING: SITE PLAN

SHEET NUMBER: Z-01

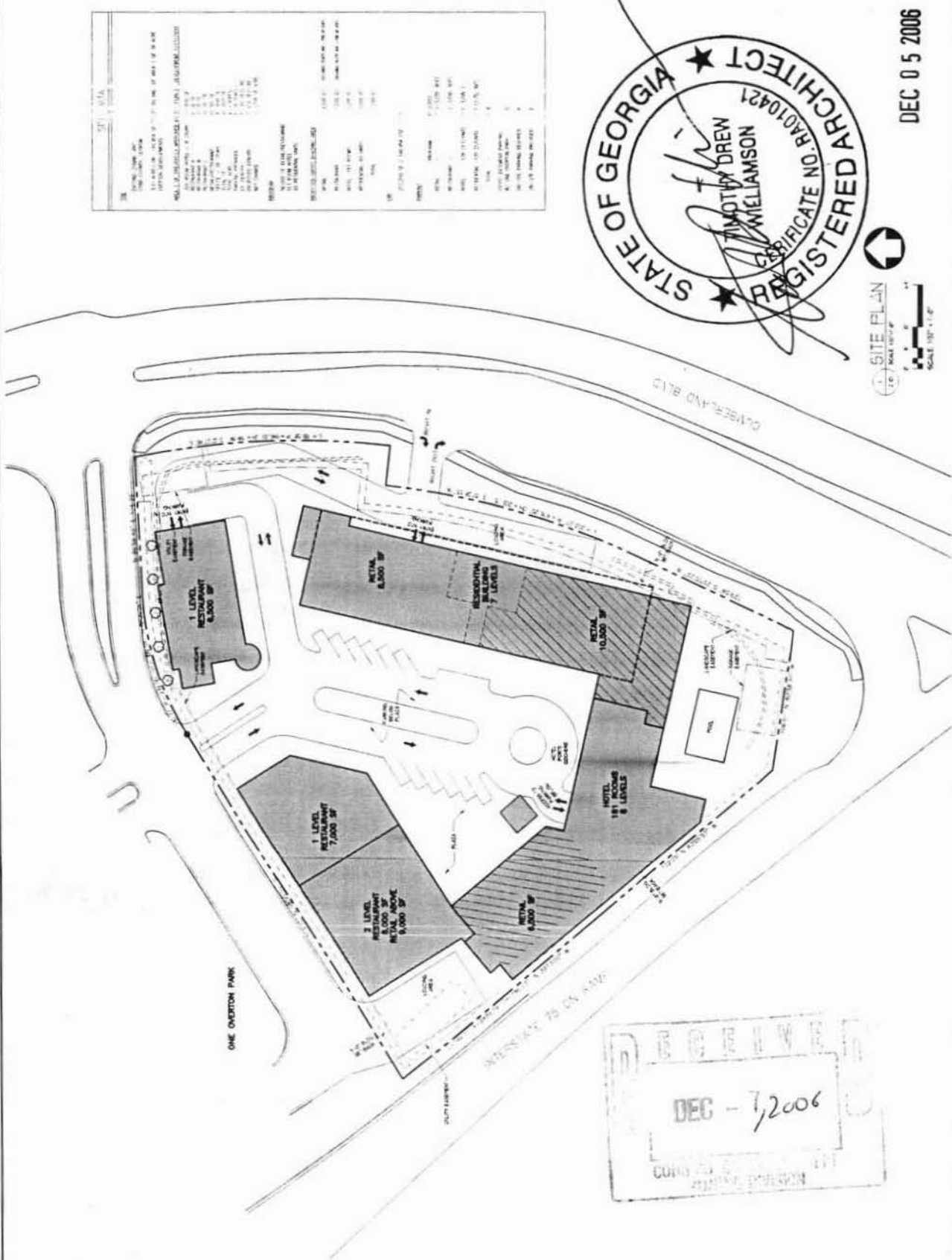
DATE ISSUED FOR CONSTRUCTION: _____

NO.	DATE	DESCRIPTION
1	11/20/06	ISSUED FOR CONSTRUCTION
2	11/20/06	ISSUED FOR CONSTRUCTION
3	11/20/06	ISSUED FOR CONSTRUCTION
4	11/20/06	ISSUED FOR CONSTRUCTION
5	11/20/06	ISSUED FOR CONSTRUCTION
6	11/20/06	ISSUED FOR CONSTRUCTION
7	11/20/06	ISSUED FOR CONSTRUCTION
8	11/20/06	ISSUED FOR CONSTRUCTION
9	11/20/06	ISSUED FOR CONSTRUCTION
10	11/20/06	ISSUED FOR CONSTRUCTION
11	11/20/06	ISSUED FOR CONSTRUCTION
12	11/20/06	ISSUED FOR CONSTRUCTION
13	11/20/06	ISSUED FOR CONSTRUCTION
14	11/20/06	ISSUED FOR CONSTRUCTION
15	11/20/06	ISSUED FOR CONSTRUCTION
16	11/20/06	ISSUED FOR CONSTRUCTION
17	11/20/06	ISSUED FOR CONSTRUCTION
18	11/20/06	ISSUED FOR CONSTRUCTION
19	11/20/06	ISSUED FOR CONSTRUCTION
20	11/20/06	ISSUED FOR CONSTRUCTION
21	11/20/06	ISSUED FOR CONSTRUCTION
22	11/20/06	ISSUED FOR CONSTRUCTION
23	11/20/06	ISSUED FOR CONSTRUCTION
24	11/20/06	ISSUED FOR CONSTRUCTION
25	11/20/06	ISSUED FOR CONSTRUCTION
26	11/20/06	ISSUED FOR CONSTRUCTION
27	11/20/06	ISSUED FOR CONSTRUCTION
28	11/20/06	ISSUED FOR CONSTRUCTION
29	11/20/06	ISSUED FOR CONSTRUCTION
30	11/20/06	ISSUED FOR CONSTRUCTION



SITE PLAN
Scale 1/8" = 1'-0"

DEC 05 2006



APPLICANT: Madison Retail, LLC
770-429-1499

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Overton Park Land Company, LLC

PROPERTY LOCATION: Located at the northeasterly intersection
of Cumberland Boulevard and Interstate 75

ACCESS TO PROPERTY: Cumberland Boulevard

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z- 18

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: RRC

PROPOSED ZONING: UVC

PROPOSED USE: Mixed use development

SIZE OF TRACT: 3.37 acres

DISTRICT: 17

LAND LOT(S): 1013, 1014, 1028

PARCEL(S): 1, 5, 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

*Regional Activity Center
Sub-Area for office*

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

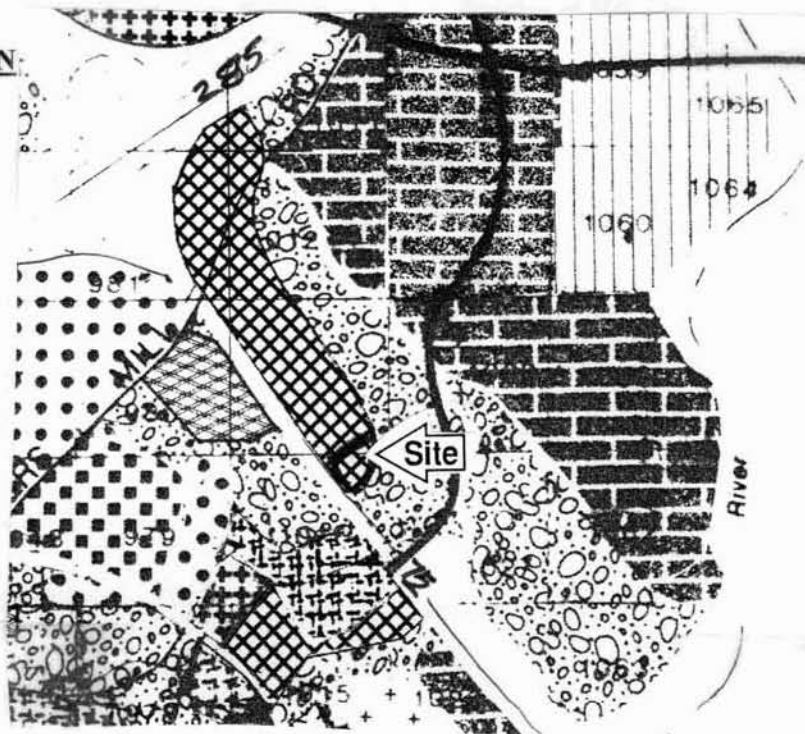
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

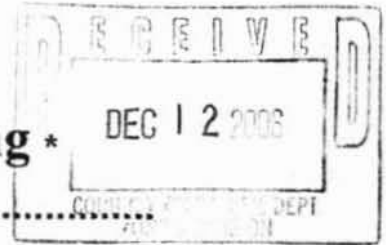
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



2-18



Summary of Intent for Rezoning *

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): August 1; 1,110 square feet
- b) Proposed building architecture: Brick and EIFS
- c) Proposed selling prices(s): \$280 to \$425 per square foot
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Hotel, Retail, and Restaurants and Office
- b) Proposed building architecture: Brick, stone, glass, and stucco
with decorative awnings.
- c) Proposed hours/days of operation: Residential/Hotel - 24/7;
Office, Retail, Restaurant - 9:00 a.m. to 1:00 p.m. (7 days/week)
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

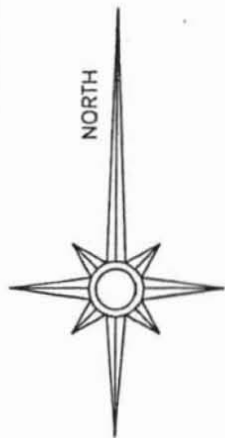
Parking Variance applicable to Parts 1 and 2 above.

Parking will be provided by on-site deck parking together with shared
parking with adjacent office parking deck under Cross-Easement Agreement.

On-Site Parking Required-358 spaces; On-Site Parking Provided-360 spaces;

Cross-Easement Parking-200 spaces

*Applicant reserves the right to amend any portion of the information set forth herein at any time during the zoning process as such information may be amended.



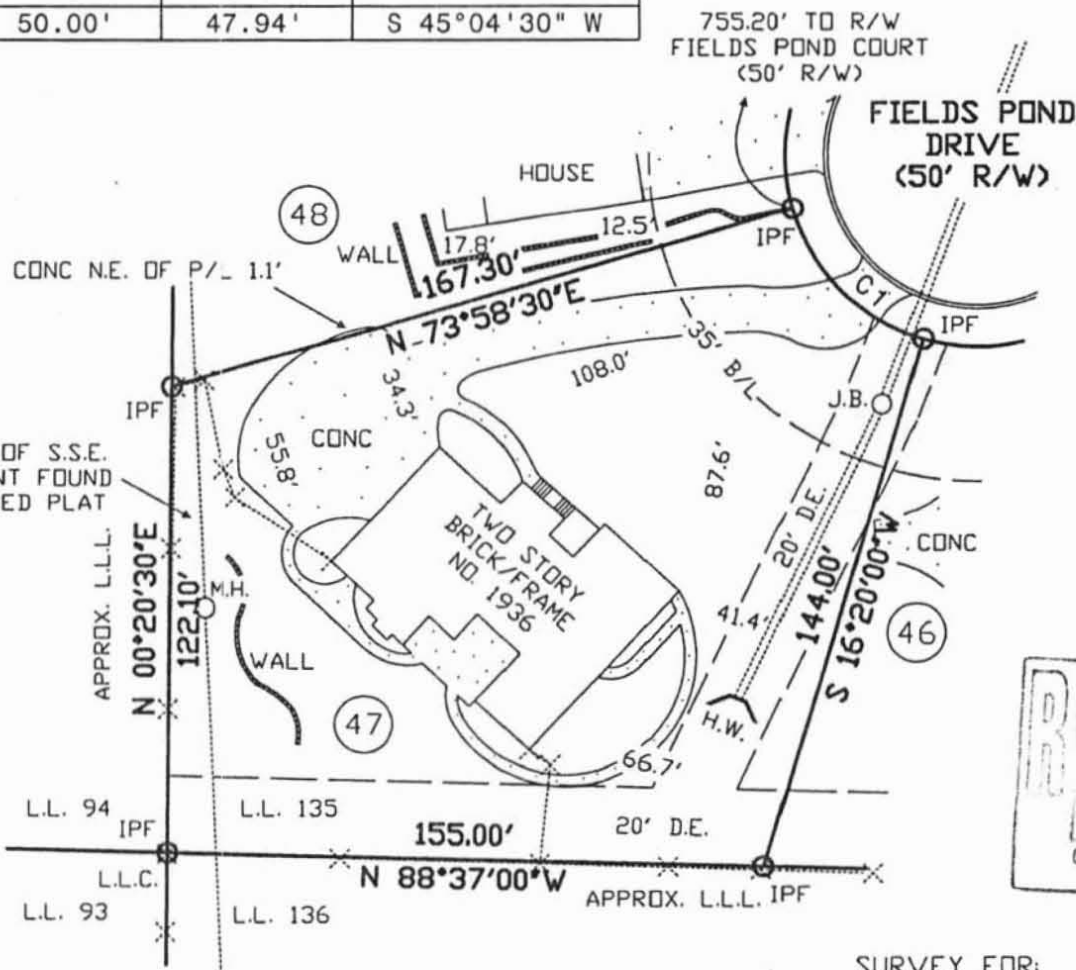
Curve	Length	Chord	Chord Bear.
C1	50.00'	47.94'	S 45°04'30" W



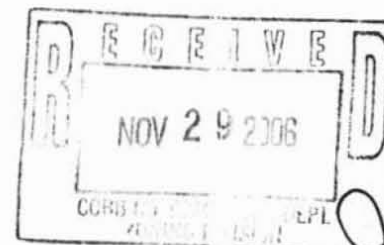
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Ricky C. Busbee
RICKY C. BUSBEE, G.R.L.S. NO. 2497

BUSBEE SURVEYING CO., INC.
3348 HIGHWAY 120
DULUTH, GEORGIA 30096
PHONE: (770) 497-9866
FAX: (770) 497-9881



LEGEND	
IPF	IRON PIN FOUND
R.B.F.	RE-BAR FOUND
R.B.S.	RE-BAR SET
O.T.	OPEN TOP
C.T.	CRIMPED TOP
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
C.L.	CENTER LINE
B.L.	BUILDING LINE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
G.M.D.	GEORGIA MILITIA DISTRICT
P.P.	POWER POLE
-P-	POWER LINE
-N-	FENCE LINE
R.	RADIUS
CH.	CHORD
TAN.	TANGENT
N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
F.H.	FIRE HYDRANT
M.H.	MANHOLE
C.B.	CATCH BASIN
999.0 E.	EXISTING SPOT ELEVATION
999.0 F.	FINISHED SPOT ELEVATION
999.0 P.	PROPOSED SPOT ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
	SURFACE DRAINAGE FLOW



SURVEY FOR:

JOSEPH S. ESPINOSA

AREA = 0.59 ACRE
LOT 47

FIELDS POND
PLAT BOOK 139, PAGE 63
LAND LOT 135, 1ST DISTRICT, 2ND SECTION
COBB COUNTY, STATE OF GEORGIA
DATE: SEPTEMBER 15, 2005
SCALE: 1" = 50' JOB NO. 34490/MCR(JF)

I HAVE THIS DATE EXAMINED THE "F.I.R.M. FLOOD INSURANCE RATE MAP" AND FOUND REFERENCED HOUSE (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. COMMUNITY PANEL NO. 130052 0050 B ZONE: X EFFECTIVE DATE: DECEMBER 4, 1985

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (OPEN) FEET AND AN ANGULAR ERROR OF (→) SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (50,000) FEET.

EQUIPMENT USED: TOPCON 678-000

DWG.32439

LUP-1

APPLICANT: Joseph A. Espinosa
770-998-8331

REPRESENTATIVE: Joseph A. Espinosa
770-998-8331

TITLEHOLDER: Joseph A. Espinosa

PROPERTY LOCATION: Located at the western terminus of Fields Pond Drive, southwesterly of Fields Pond Cove

ACCESS TO PROPERTY: Fields Pond Drive

PHYSICAL CHARACTERISTICS TO SITE:

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED SECONDED

HELD	CARRIED
------	---------

BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD	CARRIED
-------------	----------------

STIPULATIONS:

PETITION NO: LUP-1

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: sales office for
holiday decorations

SIZE OF TRACT: .59 acres

DISTRICT: 1

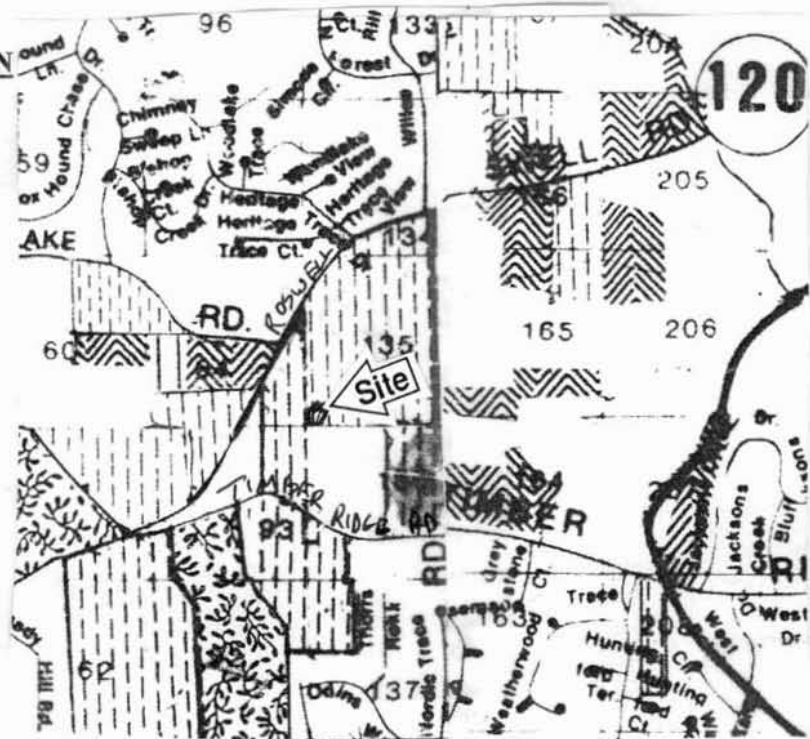
LAND LOT(S): 135

PARCEL(S): 70

TAXES: PAID X DUE

COMMISSION DISTRICT: 3

Low Density Residential



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD H.

SLUP-1

PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, SONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

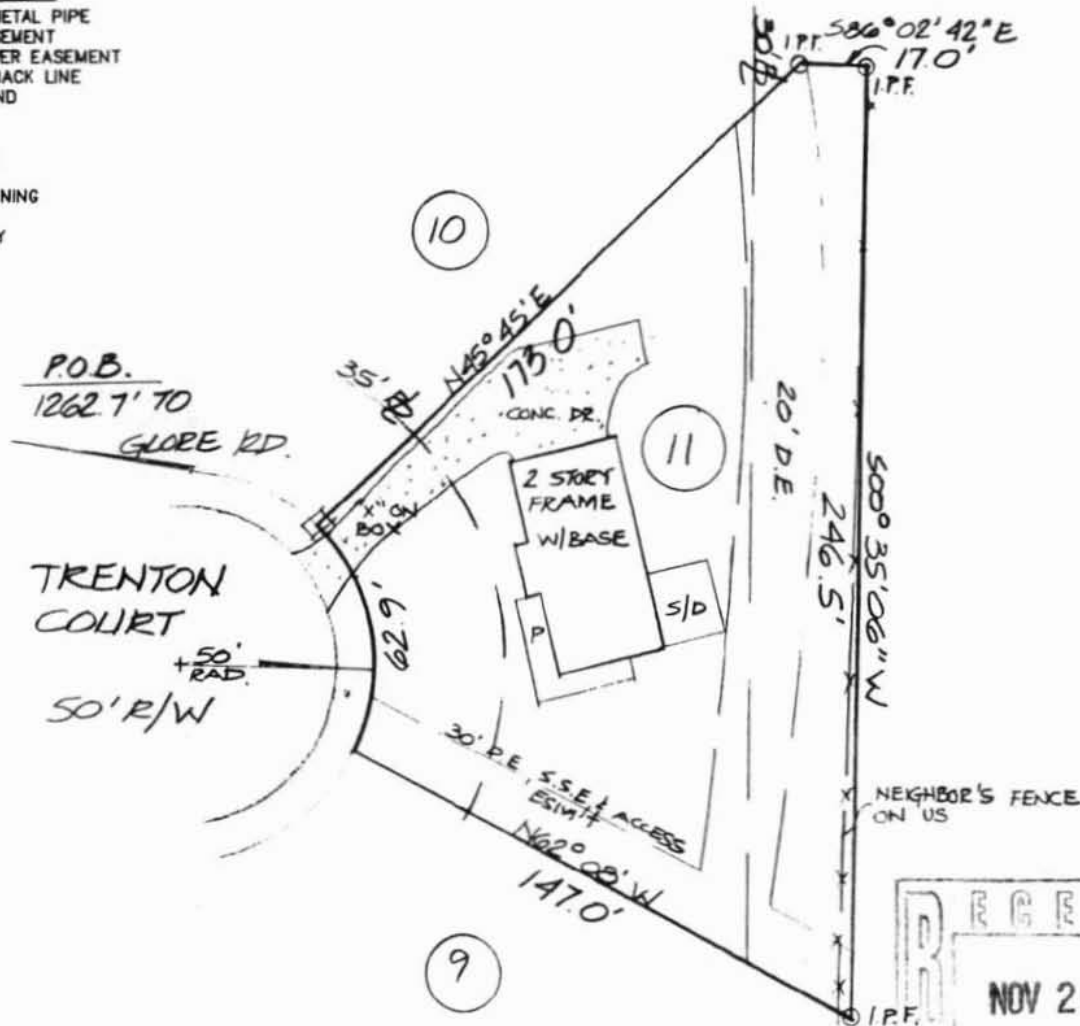
MAP ID: 13067 C0085F

EFFECTIVE DATE: 08/18/92

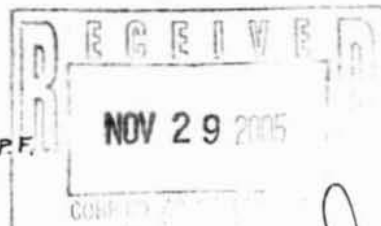
"ZONE C"

LEGEND

CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
IPF IRON PIN FOUND
IPS IRON PIN SET
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
OT OPEN TOP
CT CRIMP TOP
RB REBAR



MAGNETIC



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

John W. Bentley

GRAPHIC SCALE



(IN FEET)

1 inch = ft.



OWNER/PURCHASER

MELVIN RAY STOLLAR

CLAUDIA ELAINE BENTLEY

DATE 01/26/93

SCALE 1" = 50'

LAND LOT 1075

ATH DISTRICT

2ND SECTION

C000 COUNTY, GEORGIA

LOT 11

BLOCK

UNIT

AREA OF LOT

SUBDIVISION GLORE ESTATES

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
(404) 933-9711

APPLICANT: Heather Zabor-Requarth
404-610-0357

REPRESENTATIVE: Heather Zabor-Requarth
404-610-0357

TITLEHOLDER: John and Heather Zabor-Requarth

PROPERTY LOCATION: Located at the eastern terminus of Trenton
Court, east of Glore Road

ACCESS TO PROPERTY: Trenton Court

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-1

HEARING DATE (PC): 02-06-07

HEARING DATE (BOC): 02-20-07

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land Use
Permit (Renewal)

PROPOSED USE: Capuchin (monkey)
husbandry

SIZE OF TRACT: .48 acres

DISTRICT: 19

LAND LOT(S): 1075

PARCEL(S): 17

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

Low Density Residential

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

